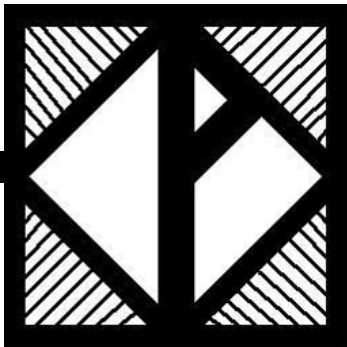


PRAIRIE TOWNSHIP



June 11, 2003



COMPREHENSIVE PLAN



Prairie Township Comprehensive Plan

Prairie Township Trustees

Jeff Nourse

Teresa Keller

Joe Wharton

Prairie Township Steering Committee Members

Howard Balzer, Chairman

Candace Fisher

Eleanor Jones

Hector R. Santiago

Jerry Billman

Squire Galbreath

Dan Landbo

James Wiemer

Lani Cunningham

Carl Gibbs

Hulda Moffit

Janice Pitts

Neil Distelhorst

Glen Hymer

Anthony Sasson

Joyce Baneditto

Franklin County Development Department

Daniel Nichter, Director

Tammy Noble, Assistant Director

Tracy Hatmaker AICP, Planner

Renee Esses AICP, Planner

Akuoko Odomse, GIS Manager

Sukirti Ghosh, Intern

Erin Prosser, Intern

Table of Contents

CHAPTER ONE.....PAGE 3

INTRODUCTION

PLANNING APPROACH – PAGE 4

PLANNING PROCESS – PAGE 9

RESIDENT SURVEY – PAGE 13

CHAPTER TWO.....PAGE 15

COMMUNITY CHARACTER & LAND USE

PLANNING THEMES - 16

POLICY AREAS - 18

RURAL & TRANSITION AREAS - 19

URBAN & TRANSITION AREAS - 30

CHAPTER THREE.....PAGE 34

ENVIRONMENT

PLANNING THEMES – 35

SOILS – 37

VEGETATION/GROUNDCOVER – 46

STEEP SLOPES – 49

STREAM CORRIDORS - 53

CHAPTER FOUR.....PAGE 58

PUBLIC FACILITIES

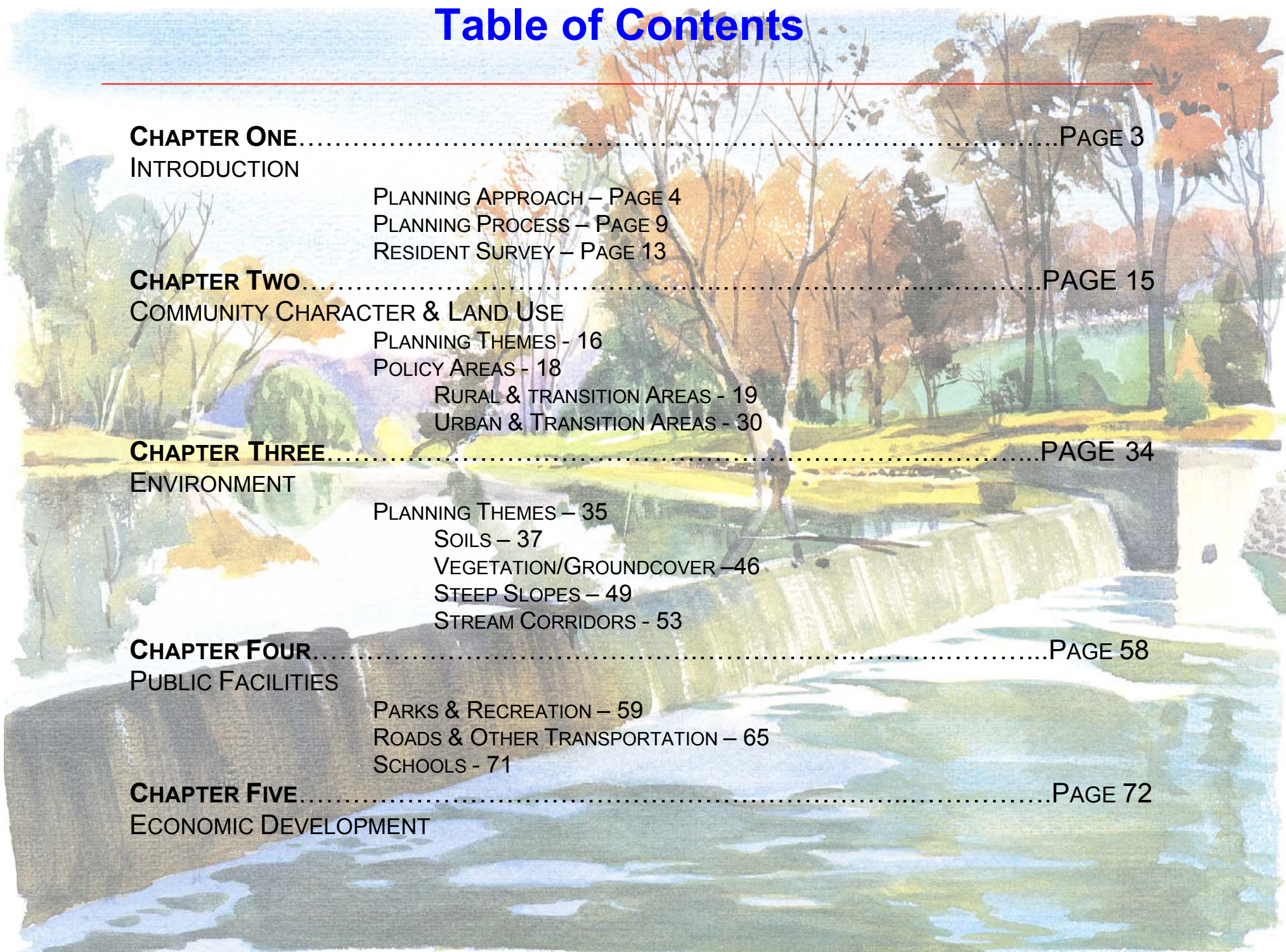
PARKS & RECREATION – 59

ROADS & OTHER TRANSPORTATION – 65

SCHOOLS - 71

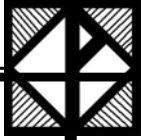
CHAPTER FIVE.....PAGE 72

ECONOMIC DEVELOPMENT



CHAPTER ONE

**PLANNING APPROACH
PLANNING PROCESS
RESIDENT SURVEY**



The Planning Approach

1 Planning Foundation

1.1 Issues- Focus in a General Plan

1.1.1 Population / Build-Out Scenarios

1.1.2 Regional Efforts to Protect Stream Quality

1. PLANNING FOUNDATION

1.1. Issues-Focus in a General Plan

The Prairie Township Comprehensive Plan is a general plan with a focus on priority issues. Issues were identified and assigned priority based upon a survey of residents, as well as discussions at steering committee work sessions to identify and assign priority to these issues. The plan groups these issues into broad topics that place them into the broader perspective of a general plan. These topics are environment, community character/land use, public facilities and economy/commercial development.

1.1.1. Population / Build-Out Scenarios

The Prairie Township Comprehensive Plan Steering Committee (PTSC) used potential population growth based upon various build-out assumptions as a basis for defining and selecting potential development options. Build-out projections were based upon growth assumptions related to various wastewater treatment strategies, as well as to environmental constraints that exist within the Township. The resulting plan addresses two finalized scenarios. One scenario assumes that no centralized

wastewater treatment will be extended to areas where it is currently not available, while a higher growth scenario assumes availability of this service in part of the Township.

Development intensity, or density policies for each policy area is based upon a number of dwelling units per acre, not including floodplains. These are overall site densities, with the expectation that development will be concentrated in areas away from sensitive areas. Single-family homes are expected to be the predominant land use, with the exception of mixed use non-residential / multi-family nodes whose possible locations are generalized on the land use policy map.

1.1.2. Regional Efforts to Protect Stream Quality

Efforts to protect water quality in the Big Darby Creek / Hellbranch Run watershed are of interest at the state and national levels, as well as at the local level. The Darby Creek Watershed Stormwater Management Strategies and Standards for New Development, which was prepared for the Darby Creek Watershed Task Force of the Central Ohio Regional Forum, provide an important backdrop for this plan. These standards, and the



The Planning Approach

1.2 Planning Policies

1.2.1 Planning Policy Areas

accompanying study, address runoff quality through best management practices and community design. The study highlights provision of significant open space as an important tool for addressing this issue.

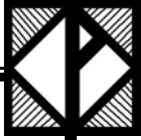
1.2. Planning Policies

1.2.1. Planning Policy Areas

The proposed land use map identifies three development areas. These areas are described in Chapter 2 and represent different types of communities in terms of development intensity, form and character. Areas that are at or near build-out are characterized as urban areas and addressed through one set of policies, while future development areas are divided into higher density transition areas and lower density rural areas. While Chapter 2 includes policies that are specific to each of the policy areas, policies contained in Chapters 3 (environment), 4 (public facilities) and 5 (economic / commercial development) pertain to all areas of the Township unless otherwise noted.

Given the uncertainty of centralized wastewater treatment availability, the plan

addresses two possible growth scenarios. The lower growth scenario calls for relatively high densities east of Hellbranch Run, based upon creative and responsible use of small community wastewater treatment systems and other strategies, and rural densities in other non-developed areas. The higher growth scenario calls for centralized sewer service east of Hellbranch Run and in selected areas west of Hellbranch Run. Densities would “step down” from high densities abutting municipalities to relatively low, 1 to 0.20 unit per acre, densities west of Hellbranch Run. Non-residential and mixed use centers are addressed for each scenario within the plan policies and are generally located on the land use policy map.



The Planning Approach

1.2.2
*Conservation
Areas &
Conservation
Development*

1.3 *Development
Standards*

1.4 *Planning
Process*

1.2.2. Conservation Areas and Conservation Development

The plan's conservation areas map complements the land use policy map. This map shows water quality-related resources that are important to protect. The plan lays out a water quality protection strategy that emphasizes open space protection, with the conservation areas map showing the areas that are most important to protect as part of that strategy. The plan requires that this open space be unified and not scattered or strung out. Further, policies require that the open space be connected to open space in existing or possible development. Information of where these conservation areas are and how they relate to one another can assist in designing and reviewing these conservation developments.

1.3. Development Standards

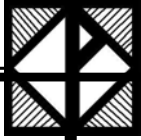
There are two types of development standards addressed in the plan. Water quality protection standards call for the use of surface water features that minimize pollutants that might flow to area streams, while also controlling the amount and rate of stormwater flowing off of development. Water quality standards will

be based upon the standards and principles laid out by the Darby Taskforce. A summary of the principles is included as an appendix.

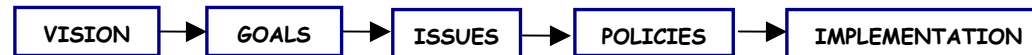
Other standards included in plan policies address the form that development takes. As mentioned above, single family development will follow an open space conservation pattern. Non-residential and multi-family nodes should be designed according urban design principles included in plan policies.

1.4 Planning Process

The planning process began September 25, 2001 with an agreement between the Township and the County. A steering committee comprised of Prairie Township Zoning Commission members and other selected members of the community oversaw this process. There are 14 members of the committee and they met on a regular basis over the course of 18 months. They were provided technical assistance by the Franklin County Development Department planning staff. The Prairie Township Steering Committee (PTSC) participated in a visioning exercise that explored how they thought Prairie Township would develop without any intervention from the Township. They



The Planning Approach



also considered what they would want Prairie Township to look like if their were unlimited resources available to them. The picture of the 'ideal Prairie Township' is detailed in the vision section of this chapter. Finally they discussed what means are likely to provide a positive future for Prairie Township.

There was a public open house in the beginning stages of the process for the PTSC to hear the opinions of the other residents in the community. This helped the PTSC to form initial goals for the future of Prairie Township. These goals are detailed in the goals section of this chapter.

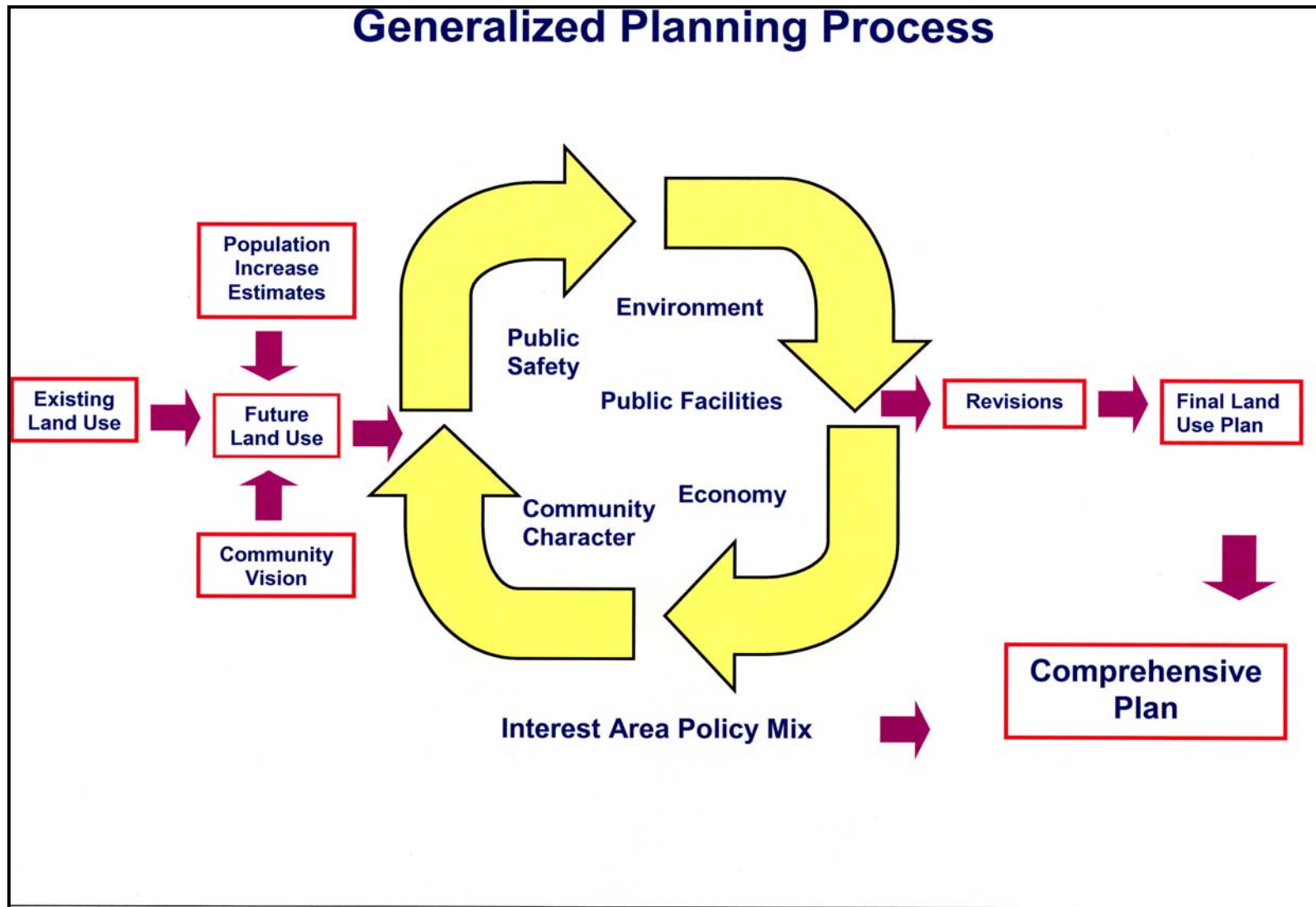
Additionally, to obtain public opinion the PTSC circulated an opinion survey to determine the concerns and issues that are on the minds of their fellow residents. The survey helped to narrow the goals into more specific ways in which Prairie Township ought to grow into the future.

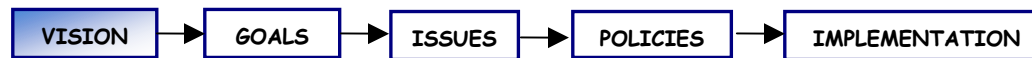
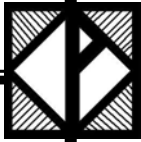
From the goals established by the PTSC specific issues to achieve the goals were determined. The issues are divided among the goals; economic/commercial development, community character, environment, and public facilities. Each of the goal areas contained several priority

issues. The issues are located in the Issues section of this chapter.

After identifying these issues the steering committee held a series of work sessions to oversee preparation of four working papers, one for each goal area listed above. These working papers include detailed analysis of the issues, as well as a series of policy and action recommendations. These policy and action recommendations, along with a summary of relevant issues analysis material, make up the bulk of the comprehensive plan and can be found in Chapter 2 through Chapter 5.

Finally the Comprehensive plan includes two appendices that reflect work completed by the steering committee. One is a summary of the Darby Watershed Taskforce Principles and Standards that have been studied and endorsed by the committee, while the other is a matrix summarizing action steps that the Township should follow in order to implement the plan (matrix not complete as of 4/15/03).





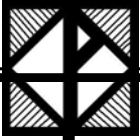
Vision

The Prairie Township Steering Committee participated in a visioning process. They were asked to describe how they picture an ideal Prairie Township with no limitations, economic or otherwise. The PTSC created a list of components that would be included in the 'ideal Prairie Township'.

- Well-planned vehicular, bike and pedestrian routes
- Several acre parks similar to the Homestead Park
- Developers leaving a long lasting quality in terms of the development
- Estate type houses and lots
- Homes and business working together with the floodplain areas
- More areas for the seniors and the kids
- More community activities for everyone
- All floodplain and the riparian areas preserved and protected through stormwater management and buffer establishment
- Access to an economical sewer and water system
- Well coordinated and a planned growth in a classy way

- Well-balanced mix of residential and the community facilities with good buffering, comprehensive and aesthetically pleasing
- Water and the sewer system like Dublin and Powell
- Destination rather than drive through
- Adequate fire and police coverage
- New Rome done away with
- Sidewalks with bike trails connecting
- Efficient traffic patterns
- Streetscaping
- Street lighting
- Safe community
- Minimal impervious area
- Overpass for the Rome Hilliard Road
- Use of the existing commercial structures
- No warehouses and distribution centers
- Attracting community based long term companies

These components of an ideal Prairie Township were translated into the goals that the PTSC used to guide their comprehensive plan process.



GOALS

The Prairie Township Steering Committee established goals in order to guide the planning process toward a completed comprehensive plan for Prairie Township.

Community Character & Land Use:

Development will have a positive, long-lasting, quality impact on the Township.

Environment:

The community stresses good design that achieves minimal impervious surfaces related to new development.

The community requires floodplain and riparian areas to be preserved and protected through good storm water management, stream buffers and other methods.

The community ensures that development employs responsible wastewater treatment options.

Public Facilities:

The community has activities and parks for everyone, especially seniors and kids.

The community has safe, well planned vehicular, bike and pedestrian routes.

Economic Development:

Prairie Township will attract community-based companies with long-term commitments to the Township.



ISSUES

Based on the goals defined by the Steering Committee they identified the following issues.

High Priority Issues/Directions

- New homes clustered leaving open space. (6 steering committee votes)
- Preserve farmland (5 steering committee votes)

Medium Priority Issues/Directions

- Full range of prices. (4 steering committee votes)
- Site design that promotes a healthy environment and high quality of life (4 steering committee votes)
- Protect property rights and property values (3 steering committee votes)
- Promote higher priced housing in the Township. (3 steering committee votes)

Priority Issue/Directions

- Promote a variety of densities and uses within the Township to promote property values. (1 steering committee vote)

Other Issues/Directions

- Small homes lead to too-high densities.
- Want low density overall
- Balance various needs and issues.
- Development on poor soils will not last or retain its value.

Environment

High Priority Issues

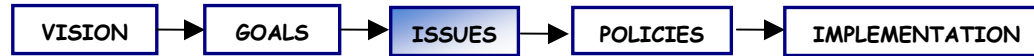
- Preservation and maintenance of the floodplain (9 steering committee votes)
- Development must consider storm drainage effect on water quality (6 steering committee votes).
- Address need for wastewater treatment with development (6 steering committee votes).

Priority Issues

- Follow natural models for surface water drainage (4 steering committee votes)
- Ensure that American Water Company wastewater facilities are properly managed and not overburdened (2 steering committee votes).

Other Issues

- Address the problems with standing water in urban areas.
- Provide education about "downstream" problems related to surface runoff.



ISSUES

Public Facilities

High Priority Issues

- The community needs a community / senior center on the west side (5 steering committee votes).
- Expand parks, keeping in mind to make good use of existing facilities and opportunities (4 steering committee votes).

Medium Priority Issue

- Roadway improvements should take future development into account (3 steering committee votes).

Other Priority Issues:

- Recognize other users (besides automobiles) of public rights-of-way (1 steering committee vote).
- Prevent conflicts between land uses and arterial roads (1 steering committee vote).
- Consider the needs of schools in planning for development (1 steering committee vote).

Other Issues:

- Make natural gas available throughout the Township.
- Identify demands for active recreation facilities.
- Investigate possible use of school facilities for community recreation.

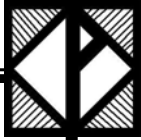
Economic

Priority Issues:

- Prairie Township needs proper water and sewer infrastructure that will facilitate economic development projects. (4 PTSC priority votes)
- Prairie Township needs to pursue redevelopment of vacant commercial space. (3 PTSC priority votes)

Other Issues:

- Prairie Township should work with other jurisdictions to rethink the usefulness of tax abatements.
- Prairie Township should not encourage more new retail development, given the amount of vacant space that exists in the Township.
- Prairie Township should work to provide incentives for responsible development.



Resident Survey Results & Methods

1.1. Purpose

1.2. Methods

1.3. Conclusions

1.4. Resident Survey

Purpose

The Prairie Township Steering Committee performed a survey of the residents of Prairie Township and their opinions about the current and future state of Prairie Township. The committee wanted to incorporate the opinions of the residents in their decision making process for the comprehensive plan. The decisions of the Steering Committee will affect the future of all Prairie Township residents and therefore it was essential to solicit their feedback on the current state and future direction of Prairie Township.

1.2 Methods

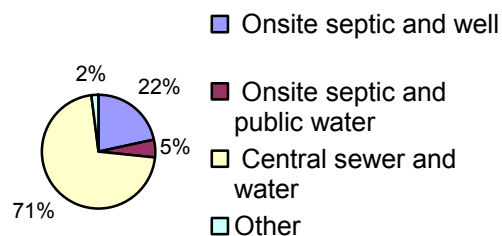
There were 373 surveys mailed to Prairie Township property owners who are also Township residents. The total population of these residents in Prairie Township is 6667 people. The 373 surveys mailed out to this population constitute a 95% confidence level. From the 373 that were mailed,

31% (111) of the surveys returned resulting for a confidence interval of $\pm 4.5\%$. This confidence interval indicates that our results accurately represent the opinions of Prairie Township property owners that reside in Prairie Township $\pm 4.5\%$.

1.3 Conclusions

The surveys revealed the opinions of the Prairie Township residents on issues effecting Prairie Township both presently and in the future. The two key questions in the survey asked the respondents to select both their top five issues and their top five concerns in Prairie Township. The results of the responses to these questions are graphically represented.

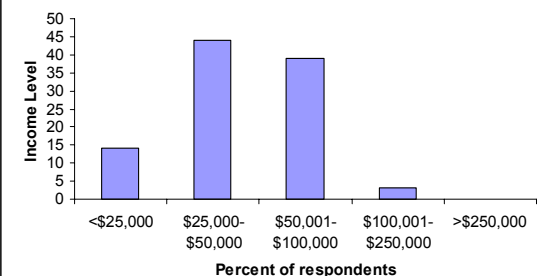
Percentage of Services Used in Prairie Township

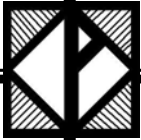


Prairie Township Resident Property Owners

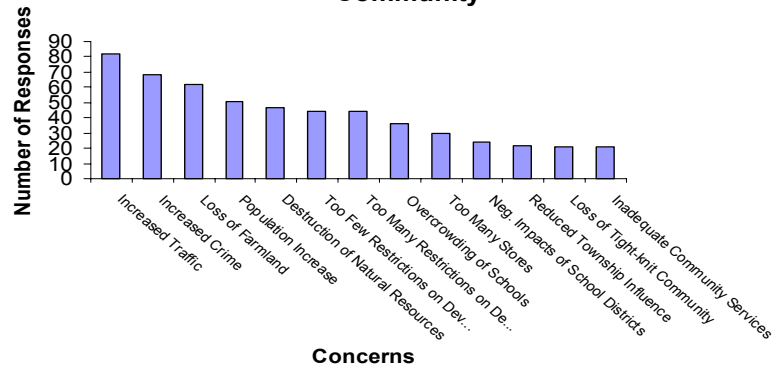
Resident Property Owners----- 6667
Surveys Mailed----- 373
Surveys Returned----- 111 (31%)
Confidence Level----- 95%
Confidence Interval----- $\pm 4.5\%$

Income Level of Respondents in Prairie Township

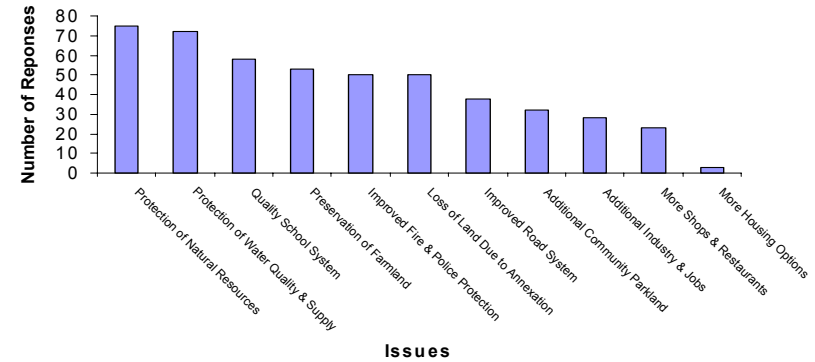




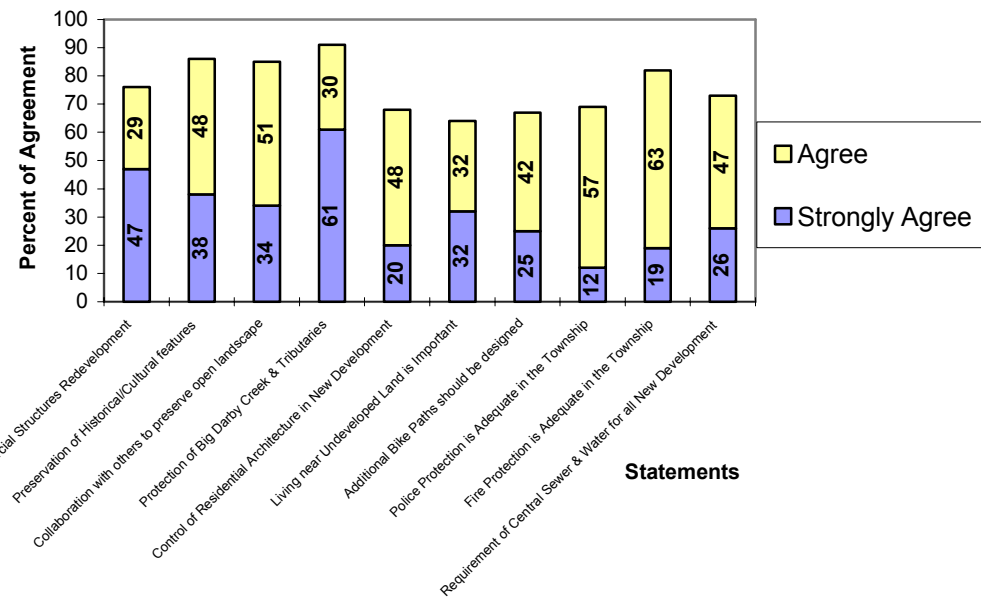
Biggest Concerns About Potential Changes in the Community



Most Important Issues in Prairie Township to the Respondent



Level of Agreement with Given Statements



CHAPTER TWO

COMMUNITY CHARACTER & LAND USE DEVELOPMENT



Community Character & Land Use

1. Community Character / Land Use Planning Themes

The Township identifies two potential paths for the future development of Prairie Township. These paths may be characterized as a **limited growth option** and a **higher density growth option**. The distinction between the two scenarios is dependent on the attainment of central sewer and water in the Township where it is currently unavailable.

Within framework of the two possible growth scenarios the Comprehensive Plan outline the means to achieve the following priorities;

- Curtailing the **loss of open land to sprawl development** with efficient development patterns.
- Fostering a **more diverse housing mix** that includes higher cost housing options within the Township.
- Incorporating **high quality site design** into development with the Township.

- Creating a **balanced growth policy**, that tempers private property rights with the desire for development and the need for conservation.

1.1 Two Possible Growth Scenarios

The two potential growth options outlined in this plan are both based on the premise that the eastern areas of Prairie Township will develop at a higher overall density than western portions of the Township. The question of which scenario will play out will be determined by whether or not centralized water and sewer are made available on a significant scale.

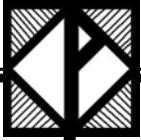
The Hellbranch Run - Hamilton Ditch floodplain is one boundary between a higher density more eastern transitional area and a lower density transition area just west of these waterways. Township policies call for a rural density based upon current zoning in western Prairie Township.

Limited Growth Option:

This option foresees no extension of centralized sanitary sewer and water service beyond its current boundaries. Under this scenario, the highest gross

This chapter identifies and addresses community character/ land use priorities in Prairie Township.

1.1 Two Possible Growth Scenarios

**Community
Character &
Land Use**

densities in the Township would be up to 1 unit per acre in the area east of the Hellbranch Run – Hamilton Ditch floodplain. This growth option foresees that the area of the Township west of the floodplain will develop at an overall density of 0.20 d.u./ac. (or one unit per 5 acres).

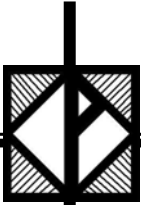
Build out Population Assumptions

*High Density Scenario Modification
As per Steering Committee*

Higher Density Growth Option:

This option assumes that centralized wastewater treatment and water systems will be available in the eastern and central portions of the Township. The area east of the Hellbranch – Clover Groff floodplain and north of East Broad Street will develop at an overall density of 2 to 4 dwelling units per acre, while an area just west of this floodplain and along west Broad Street will develop at densities of about one unit per acre. The portion of the Township to the west will develop at a density of 0.20 d.u./ac. (or one unit per 5 acres).

	EAST	WEST	GROWTH	NEW POPULATION
LOW DENSITY SCENARIO	2,374 acres x 1.0 d.u./ac. = 2,374 units 2374 units x 3.16 avg. household size = 7,502 people	7,410 acres x 0.2 d.u./ac. = 1,482 units 1,482 units x 3.16 avg. household size = 4,683 people	3,856 Units 12,185 People	29,243 People
	2,374 acres x 2.0 d.u./ac. = 4,748 units 4,748 units x 3.16 avg.	7,410 acres x 0.25d.u./ac. = 1,853 units 1,853 units x 3.16 avg.	6,601 Units 20,858	37,916 People



**Community
Character &
Land Use**

2.0. Policy Areas

Established & Defined

In addition to the existing urban areas and western rural portions of Prairie Township, this plan envisions a transition area between the two. The inclusion of a transition area allows for an urban edge that would help to promote low density, rural development to the west. The plan calls for this rural development to be focused on open space and resource conservation. This pattern also attempts to balance landowners' development expectations with efforts to protect water quality and other natural resources.

Urbanized Areas

This area includes eastern urbanized Prairie Township and the Darby Lakes Estates / Westpoint area. Redevelopment and infill development initiatives would serve as the basis for development policy in the eastern urbanized area. Policy around the Darby Lakes Estates / Westpoint area will be focused on establishing an appropriate development boundary and on conservation efforts.

Transition Areas

The transition area will be located in middle Prairie Township from the current Columbus municipal boundaries to the Hellbranch Run / Hamilton Ditch corridor south of Broad Street and to Westpoint on the north side of Broad Street (and possibly beyond depending upon which growth scenario plays out). If regional wastewater treatment systems are not available, areas east of Hellbranch Run will be developed at the highest densities possible using on-lot or community-scale wastewater treatment options based on non-discharge technology. If regional wastewater treatment systems are available, areas east of Hellbranch Run and north of Broad Street will be developed at 2 d.u./acre or higher, while designated areas west of Hellbranch Run may be developed at up to 1 d.u./acre.

Rural Areas

This is the western portion of the Township between the Hellbranch Run / Hamilton Ditch corridor and Big Darby Creek on the south side of Broad Street. These areas will be developed at currently permitted densities, but using conservation techniques focused on water quality and farmland preservation.

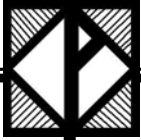
2.0. Policy Areas

*Established &
Defined*

Urbanized Areas

Transition Areas

Rural Areas



**Community
Character &
Land Use**

**3.0. Rural and
Transition Areas**

**3.1. Limited
Growth Option**

**3.1.1. Open
Space/ Control
Sprawl**

**3.1.2. Diversified
Housing Mix**

**3.1.3. High
Quality Site
Design**

3.0 Rural & Transition Areas

3.1 Limited Growth Option

As stated above, this option assumes that no significant additional centralized sewer & water service will be added in Prairie Township.

3.1.1 Open Space/Control Sprawl

This plan's priority of preserving open space and containing sprawl dictate an emphasis on conservation development leaving usable networks of open space. Open space protection would consider farmland, water quality, wildlife habitat and recreation, with farmland and water quality being the highest priorities.

Given the densities called for under the limited growth scenario, this open space would be focused on areas critical to water quality protection east of the Hellbranch Run – Hamilton Ditch waterways and north of Broad Street. Use of conservation development techniques should be employed to allow for 50% open space preservation in the east and 60% open space preservation in the rural west.

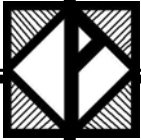
3.1.2 Diversified Housing Mix

While generally lower densities would encourage higher priced housing, well planned design of these developments and smart use of open space amenities would add to the value of lots that are only one-half to three-quarters of a acre or more in size. On the other hand, with higher densities also comes more of an opportunity to provide housing at a range of price levels. While this scenario is limited in this regard, some such opportunities should be encouraged.

3.1.3 High Quality Site Design

A conservation style approach would maximize the ability to use the best sites for development, leaving other areas open for more appropriate use.

In the east, relatively higher densities would necessitate that even more attention be given to best development practices such as those provided by the Darby Taskforce and Franklin County's phase II plan. Also, conservation development practices could be employed at these densities to prevent development in the most environmentally sensitive areas. As stated above, this protects both



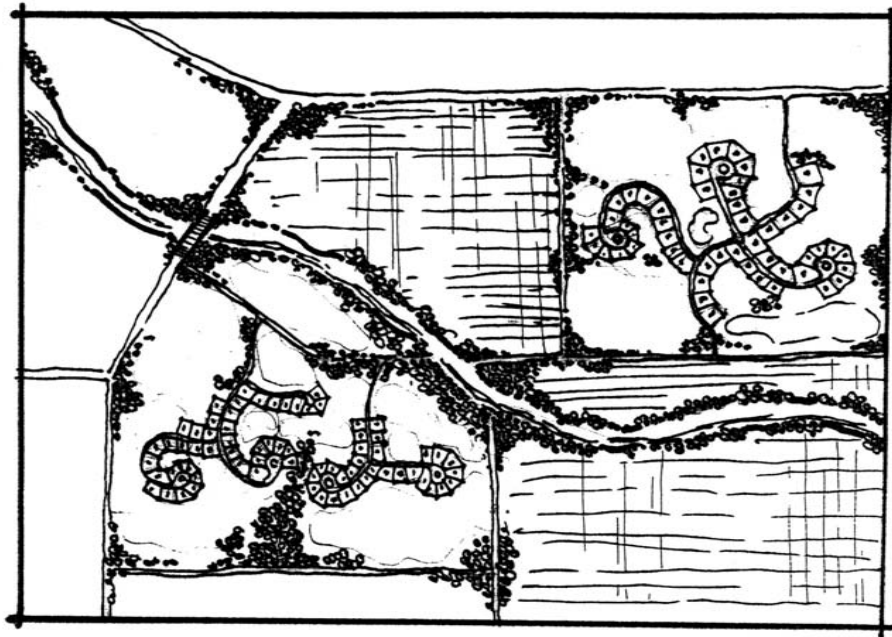
**Community
Character &
Land Use**

the resource and the development by avoiding unnecessary conflicts between the two.

3.1.4 Balanced Growth Policy

The Township encourages conservation development as a way to achieve a balance between development and conservation goals. This scenario foresees use of such a pattern throughout the rural and transition policy areas of Prairie Township.

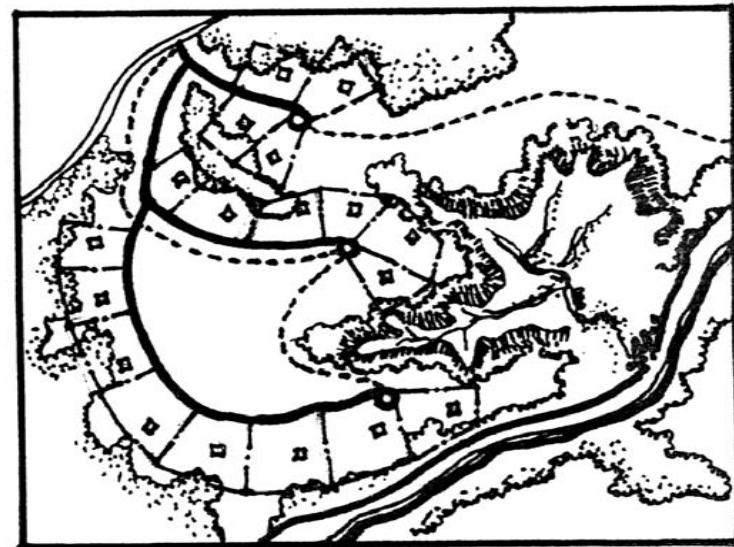
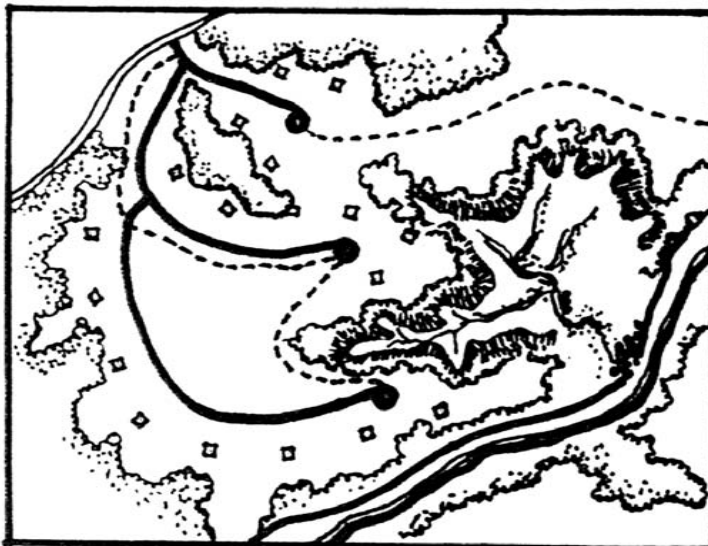
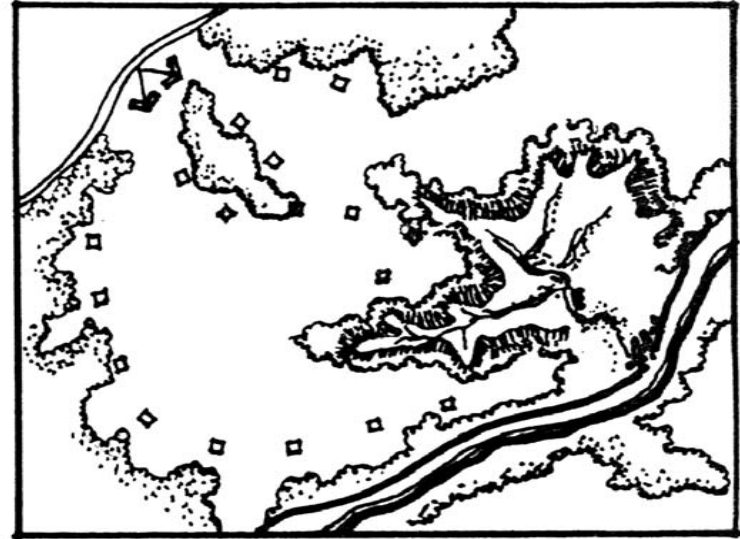
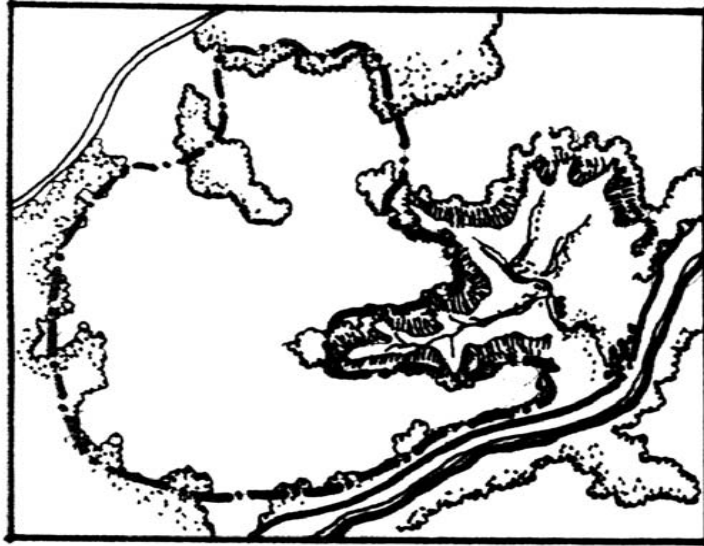
**3.1.4. Balanced
Growth Policy**



Rural Conservation Development

Good conservation development will necessitate more detailed review. This more detailed review would address natural constraints and opportunities on the site. This type of process creates a tradeoff between more efficient development patterns, with their associated cost savings and natural amenities, and the need to follow a somewhat more detailed review and standards requirements.

In terms of balancing land use types, the relatively high density called for in the eastern portion of rural Prairie Township would increase the demand for services supporting those areas. While these areas are near existing commercial and employment locations, some neighborhood commercial development should be considered at intersections along appropriate sections of Broad Street and Galloway/Alkire Road.



Randall Arendts' Four Step Process for Conservation Subdivision Design

**Community
Character &
Land Use****3.2 Higher Density Growth Option**

This scenario assumes that centralized sewer & water service will be added in some areas of Prairie Township where they are not currently available.

3.2.1 Open Space/Control Sprawl

The plan's priority of preserving open space and containing sprawl also extends to this development option. As such policies related to this scenario also dictate an emphasis on conservation development that leaves usable networks of open space. As in the previously described option, open space protection would consider farmland, water quality, wildlife habitat and recreation, with farmland and water quality being the highest priorities.

Allowing a higher density of at least 2 d.u./acre in the transition area east of Hellbranch Run and its tributaries would necessitate introduction of regional centralized wastewater treatment and centralized water utilities. At 2 d.u./acre, the introduction of these utilities, and subsequent doubling (or more) of overall density in this area, would not limit the possible provision of open space beyond the previous scenario, since it would facilitate much smaller lots. However,

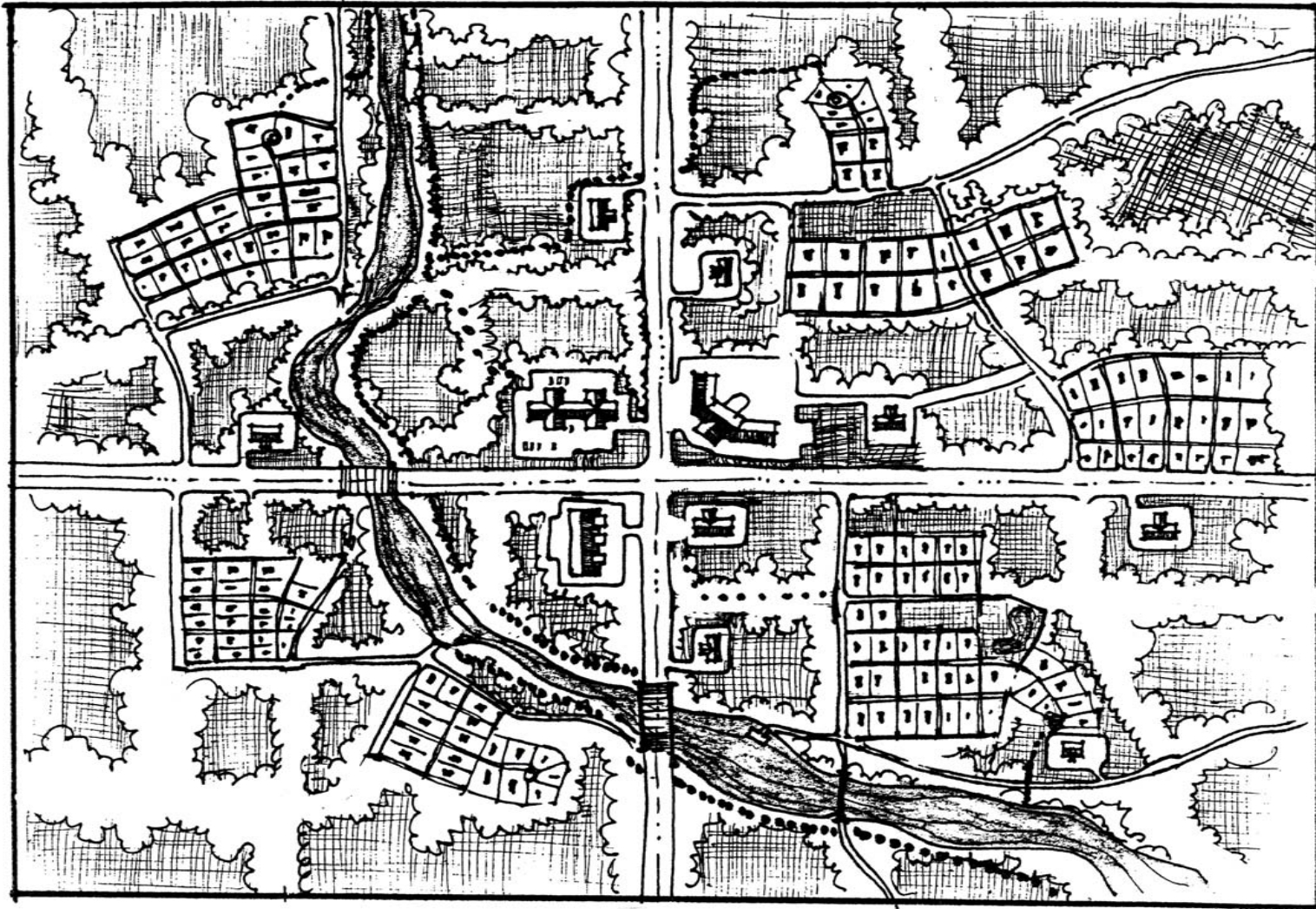
standards for developments at densities of 3 to 4 d.u./acre and expansion of the transition area boundary to the west would require careful balancing of water quality and development objectives. This balance should focus on maintaining significant open space, while providing adequately sized lots. As in the previous scenario, open space would be limited to areas critical to water quality protection. Given 2 d.u./acre overall densities, use of clustered lots of about one-quarter acre or less would allow up to 40% open space preservation east of the Hellbranch Run – Hamilton Ditch corridor and north of East Broad Street. To the west, south of Broad Street, minimum open space ratios of 50% would be required in the lower density transition area just to the west and 60% in the rural areas.

3.2.2 Diversified Housing Mix

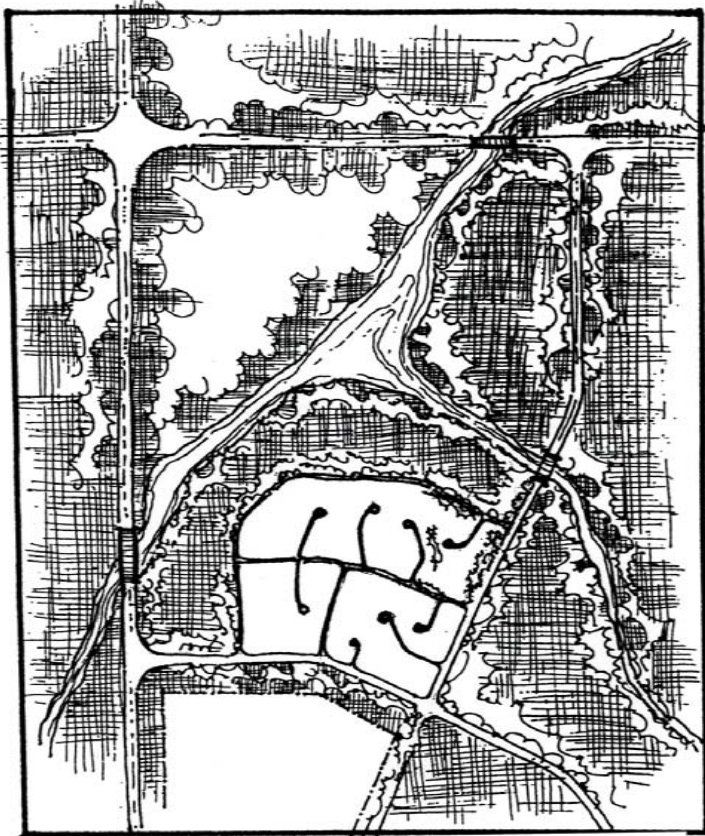
Lower densities naturally encourage higher home prices. As in the previous scenario, well planned design of suburban conservation developments, including smart use of open space amenities, would add to the value of the approximately quarter-acre lots that would be located in these developments. Also, as in the previous

3.2. Higher Density
Growth Options

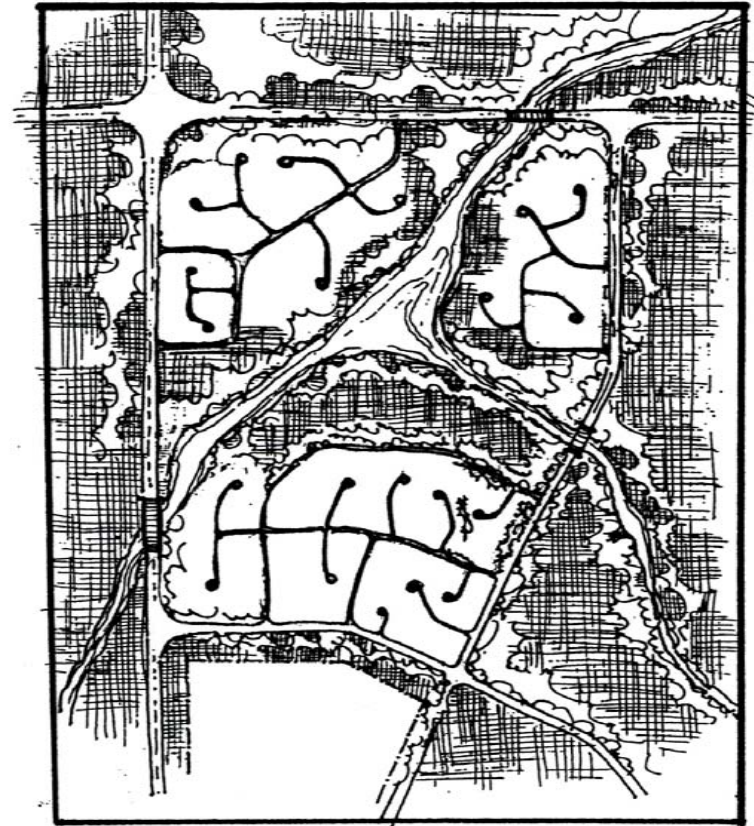
3.2.1. Open Space/
Control Sprawl
3.2.2. Diversified
Housing Mix



Overview of a Transition Area Developed Under a Conservation Design



With Small Community
Wastewater Treatment System



With Centralized Wastewater
Treatment System

Two Stages of Residential Development in a Transition Area

**Community
Character &
Land Use**

scenario, with higher densities also comes more of an opportunity to provide housing at a range of price levels. In the eastern portion of developing Prairie Township, the densities made possible by centralized wastewater treatment create an opportunity for designing developments that cover the range of housing prices.

3.2.3 High Quality Site Design

As in the limited growth option, low-density development in the west would have more flexibility in addressing site constraints and in taking advantage of amenities. Again, a conservation style approach would maximize the ability to use the best sites for development, leaving other areas open for more appropriate use.

In the east, even higher densities would necessitate an even higher level of attention be given to best development practices such as those provided by the Darby Taskforce and Franklin County's phase II plan. Also, conservation development practices could be employed at these densities to prevent development in the most environmentally sensitive areas. As stated under the status quo scenario, this protects both the resource

and the development by avoiding unnecessary conflicts between the two.

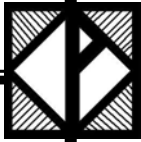
3.2.4 Balanced Growth Policy

This scenario assumes that the Township will pursue policies to provide centralized wastewater treatment in rural portions of Prairie Township east of Hellbranch Run and its tributaries, as well as in limited other areas. This will facilitate much higher densities than the other scenarios and would be the most likely approach to attract developers who want a yield of more units per acre than is produced at rural densities.

Conservation development is proposed as a basic approach for achieving a balance between development and conservation goals. This scenario foresees use of such a pattern throughout the transitional and rural areas Prairie Township, but at a higher intensity in the eastern rural areas.

3.2.3. High Quality
Site Design
3.2.4. Balanced
Growth policy





RURAL POLICIES

POLICY R-1

Prairie Township will establish a rural development pattern that protects networks of farmland and open space and natural resources.

ACTIONS

The Township will amend its Zoning Resolution to include rural conservation options, which encourage development at overall densities consistent with current zoning and that links protected open space from various properties. A 60% minimum open space requirement should be applied in rural areas. This option should be "by-right," with conventional large-lot development requiring a conditional use review.

POLICY R-2

Prairie Township will establish a special "rural infill" overlay zone that permits more intensive development of areas that have already been fragmented into parcels of 15 acres or less.

ACTIONS

The Township will create a district that allows further development of up to eight dwelling units on parcels of five to fifteen acre parcels, existing as of the time of adoption of this plan, at densities of up to one d.u./acre.

POLICY R-4

Prairie Township will focus on farmland and open space conservation that ensures development of appropriate home sites while assuring high quality open space.

ACTIONS

The Township will incorporate design standards in the zoning resolution that will guarantee that conservation communities cluster development in areas where soils and other resources are appropriate to sustain it, while protecting the most important resources on the subject development tract.

POLICY R-5

Prairie Township will balance the need to conserve its valuable economic and rural resources with private property rights.

ACTIONS

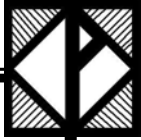
The Township will draft conservation development zoning amendments that minimize review times and costs by maximizing cooperation between the Township and county agencies, while building in incentives such as including floodplain and steep slope

POLICY R-6

Prairie Township's zoning resolution will continue to accommodate minor subdivisions (lot splits) and exempt divisions (lots of five acres or more), but the Township will work with Franklin County Technical Review Committee to encourage major subdivisions using conservation techniques as a preferred approach to development.

ACTIONS

The Township will draft conservation development zoning amendments that minimize review times and costs by maximizing cooperation between the Township and county agencies, while building in incentives such as including floodplain and steep slope land as open space.



Transition Area Policies

POLICY T-1

The Township will encourage a transitional development area, including currently unsewered areas of Prairie Township that are east of Hellbranch Run and Hamilton Ditch, that:

- **Forms a defined edge between urbanized areas and planned rural areas;**
- **Develops at densities of up to two or more residential units per acre**

If not serviced by a centralized regional wastewater treatment system, this area will develop at the highest possible densities, up to 1 dwelling unit per acre, using small-scale community wastewater treatment systems and other similarly scaled services.

If serviced by centralized, regional wastewater treatment, the area east of Hellbranch Run will develop at an overall residential density of two dwelling units per acre or more. In addition, the transition area may extend into limited designated areas beyond the Hellbranch / Hamilton Ditch corridor with densities of up to one d.u. / acre.

ACTIONS

Work with appropriate state and county agencies to identify and facilitate use of non-discharge wastewater treatment technologies that can be used as a basis for small community systems serving overall densities of up to one unit per acre.

Enact zoning amendments that pursue development of these communities according to environmental policies calling for significant open space for the purpose of water quality protection. Under this scenario, the Township will target 50% open space as a goal.

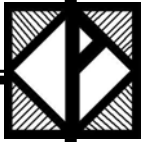
Zone for limited neighborhood-scale commercial development to serve new development of this area.

Review regional transportation planning priorities in light of needs for improvements to serve limited growth in this area.

Enact zoning amendments that allow development of this area according to environmental policies calling for significant open space for the purpose of water quality protection. Under this scenario, the Township will target 40% open space as a minimum goal.

Plan for larger scale community commercial and employment uses to serve this and neighboring areas, to broaden the tax base and to increase the sewer system customer base. Location of multi-family residential uses on the edges of commercial / employment clusters would further enhance this customer base.

Review regional transportation planning priorities in light of needs for significant road improvements in this area so that they may be provided a development occurs.



PRAIRIE TOWNSHIP COMPREHENSIVE PLAN

POLICY T-2

Prairie Township will review the above density guidelines in light of the results of studies to be conducted on behalf of the Hellbranch Forum.

ACTIONS

The Township will review the recommendations of such analysis and amend this plan, as well as the zoning resolution, as deemed necessary in order to promote development in the Hellbranch Run watershed that is sensitive to water quality.

POLICY T-3

Prairie Township will facilitate development of housing that will be available at a variety of moderate prices.

ACTIONS

The Township will amend the Prairie Township Zoning Resolution to minimize the cost of open space communities through use of shared driveways and other methods.

POLICY T-4

Prairie Township will seek development of communities in the transition area that incorporate best management practices for limiting and treating storm water, in addition to incorporating significant open space.

ACTIONS

The Township will amend the Zoning Resolution to incorporate design practices recommended by the Darby Creek Watershed Taskforce in its January 2001 "Darby Creek Watershed Stormwater Management Strategies and Standards for New Development."

The Township will tie its zoning review into county-wide efforts for stormwater quality and quantity control as formulated in the County's NPDES Phase II policies.

POLICY T-5

The Township will balance the need to protect the Hellbranch Run watershed with efforts to create an urban edge, which protects most of Franklin County's portion of the Darby watershed from development.

ACTIONS

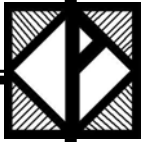
See water-quality-related actions listed above.

POLICY T-5

Prairie Township's zoning update initiatives for development of the transition area will include procedures that ensure site design from both an environmental and urban design perspectives

ACTIONS

Zoning revisions will require that new developments be submitted as planned districts



**Urbanized
Areas
Redevelopment
& Infill**

**Urbanized Areas:
Redevelopment & Infill**

An area centered on West Broad Street in the eastern extremity of Prairie Township has been developed at urban densities. These densities are possible because of the availability of regional centralized wastewater treatment through the Franklin County Sanitary Engineer's office under contract with the City of Columbus. This area is roughly centered on West Broad Street stretching about one-and-one half mile west of Interstate 270 with a north-south width of about one-and one third of a mile.

An urbanized area comprised of two suburban-style subdivisions is located in the northwest corner of the Township along Hubbard Road north of U.S. 40. These subdivisions have similar densities to the single-family components of the eastern urbanized area, lacking other types of land uses.

4.0 Urbanized Areas: Redevelopment & Infill

4.1 Open Space / Control Sprawl

The eastern urbanized area represents the Township's opportunity to direct a portion of its growth away from areas that are currently rural. Taking advantage of this opportunity will help to accomplish the objective of controlling sprawl. The Eastern Prairie Township urbanized area has two types of opportunities for development that are unique in Prairie Township, infill development and redevelopment.

4.2 Infill

Infill development takes advantage of undeveloped sites within the urbanized area. These sites are unique in that they tend to be small, often have challenging configurations and are surrounded by built-out areas. Overcoming these constraints often involves encouraging higher density development of unique types and designs that mitigate possible negative impacts on surrounding development. Higher densities attract developers to do creative development, while taking advantage of existing facilities and services. Unique designs

should both recognize site limitations and mitigate impacts on surrounding neighborhoods and public facilities. While creative design can address infill development potential in terms of these three factors, adequate access and wastewater treatment must be present at a site for any form of infill to occur. Plan policies should facilitate both proper design and address public facilities issues in a way that encourages such development.

4.3 Redevelopment

Redevelopment occurs on sites that have been improved in the past, but need some form of further improvement in order to allow for viable, or at least desirable, future land uses. Redevelopment can occur with any land use type present in the Eastern Prairie Township urbanized area. Township policies addressing redevelopment can range from working with county, state and federal agencies on grants for home repair to becoming a partner in the reuse of large-scale commercial facilities.

4.4 Diversified Housing Mix

The eastern urbanized area offers a range of affordable housing opportunities. This

**Urbanized
Areas
Redevelopment
& Infill**

housing takes the form of both modest single family detached housing and apartments. Protecting these housing resources will be important to ensuring a diversified housing mix as the Township works to provide housing options elsewhere along the housing continuum in Prairie Township. However, the mere existence of this housing infrastructure does not ensure that it will be a resource for the community. The quality of this housing must be maintained, while owner-occupancy should be stressed in the single-family units. These strategies would be aimed at preserving the stability of this portion of the Township.

In addition, the convenience of the location may offer some opportunities to redevelop higher range housing near the Broad Street – Interstate 270 interchange at some point in time. However, it should be noted that this should be part of a mixed-use development in order to help secure a balance of land uses in the Township.

The Westpoint – Lake Darby Estates area represents a higher price point on the housing cost continuum. The age and condition of this housing does not suggest that any particular strategy for maintaining his housing resource would be necessary.

4.4 High Quality Site Design

While this theme applies to all types of development, high quality site design is critical to the success of infill projects. Infill development usually requires the developer to face unique site constraints. Use type and density, configuration of lots and streets and provision of amenities can be challenges when developing infill tracts.

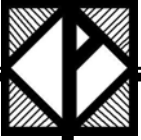
All infill and redevelopment projects should pay close attention to environmental features of a given site, just as other development must respect such factors

4.5 Balanced Growth Policy

Creating a planning and regulatory environment that encourages further improvement and development in the eastern urbanized area increases development opportunities for some of the landowners in the area. However, the Township must be careful that it does not allow the property values and rights of neighboring landowners to be compromised in the process. This means that the Township must be careful in its flexibility in working on infill and redevelopment projects.

4.4. High Quality Site Design

4.5. Balanced Growth Policy



**Urbanized
Areas
Redevelopment
& Infill**

Another opportunity to achieve balance in this area is between residential and non-residential land uses. The Township can do this by encouraging redevelopment projects that maximize employment uses and other land uses and strengthen the local economy and tax base.

Finally, taking the fullest advantage of development opportunities in already developed portions of the Township will help to encourage a physical balance between urban and rural spaces in Prairie Township.

Urban Policies

POLICY U 1

Prairie Township will encourage redevelopment and infill development in the eastern Prairie urbanized area.

ACTIONS

Revise the Township Zoning Resolution to accommodate residential and high density mixed use infill development along Broad Street between the I-270 interchange and Doctors Hospital West

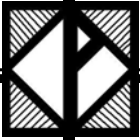
Work with the appropriate agencies to ensure that adequate public infrastructure is available at potential redevelopment and infill sites. Discussions will address current and potential service capacities, as well as funding mechanisms including development grants.

POLICY U 3

Prairie Township will encourage a range of high-density housing options as part of possible mixed-use redevelopment projects in the Broad Street corridor.

ACTIONS

The Township will incorporate a range of housing types and price ranges when considering redevelopment zoning options for potential high density mixed use projects along Broad Street between I-270 and Doctors Hospital West



POLICY U-4

Prairie Township will encourage affordable housing development as part of efforts to complete infill development projects.

ACTIONS

POLICY U-5

Prairie Township will promote rehabilitation and renovation of existing housing in the eastern urbanized area.

ACTIONS

The Township will work with the Franklin County Community Development Department and other county and state agencies to access housing rehab grants for both single-family and multi-family housing in this planning area.

ACTIONS

The Township will amend zoning to include provisions for site design review that is consistent with Franklin County's Phase II recommendations. These amendments should address storm water quality and quantity issues.

The Township will include zoning provisions that require street trees, when appropriate, and protect urban streams as part of infill and redevelopment review.

The Township will amend the zoning resolution to permit for flexibility in urban design as part of redevelopment and infill projects. This flexibility will shift the emphasis from regulating uses and lot coverage to one allowing higher lot coverage and diverse use mixes in exchange for more detailed site planning. Special urban design standards will be developed for this purpose.

POLICY U-6

Development within the eastern urban area should take into account unique challenges of urban areas.

ACTIONS

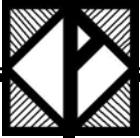
The Township will require appropriate buffering as part of special redevelopment and infill zoning provisions.

POLICY U-7

Prairie Township will balance the desire to focus higher-density development (in urbanized areas) with the needs of the existing residents of this area.

CHAPTER THREE

ENVIRONMENT



Environment

3. Environment

3.1. Environmental Planning Themes

The highest priority and priority issues, identified in Prairie Township's comprehensive planning process address water quality, while the remaining issues have to do with surface water quantity. This focus coincides with on-going efforts to grapple with how urban expansion will be addressed in the Darby watershed. The Central Ohio Regional Forum (CORF) Darby Creek Watershed Taskforce has prepared strategies and standards for new development that should be implemented through this plan. Also, Franklin County is moving forward to meet U.S. Environmental Protection Agency requirements concerning National Pollutant Discharge Elimination System (NPDES) Phase II of the Clean Water Act. Focusing on water quality and, to a lesser degree, on water quantity also makes sense from a land use planning perspective, since these are usually the dominant environmental concerns in the local planning and development process.

This plan incorporates a water quality focus by addressing the natural resources

of Prairie Township under the following topics:

Surface Water / Surface Runoff Quality
Wastewater Treatment
Surface Runoff Quantity

3.2. Environmental Character of the Area

Future land use choices must be cognizant of Prairie Township's unique environmental character. The rural portion of Prairie Township is home to the Big Darby Creek Watershed, a designated National Scenic Waterway. The area of the watershed located in the Township includes the middle section of the Big Darby Creek, Hellbranch Run, Clover Groff, and Hamilton Ditch. Additionally, hydric soils are common in this western segment of the Township. Hydric soils can complicate development and therefore require careful practices.

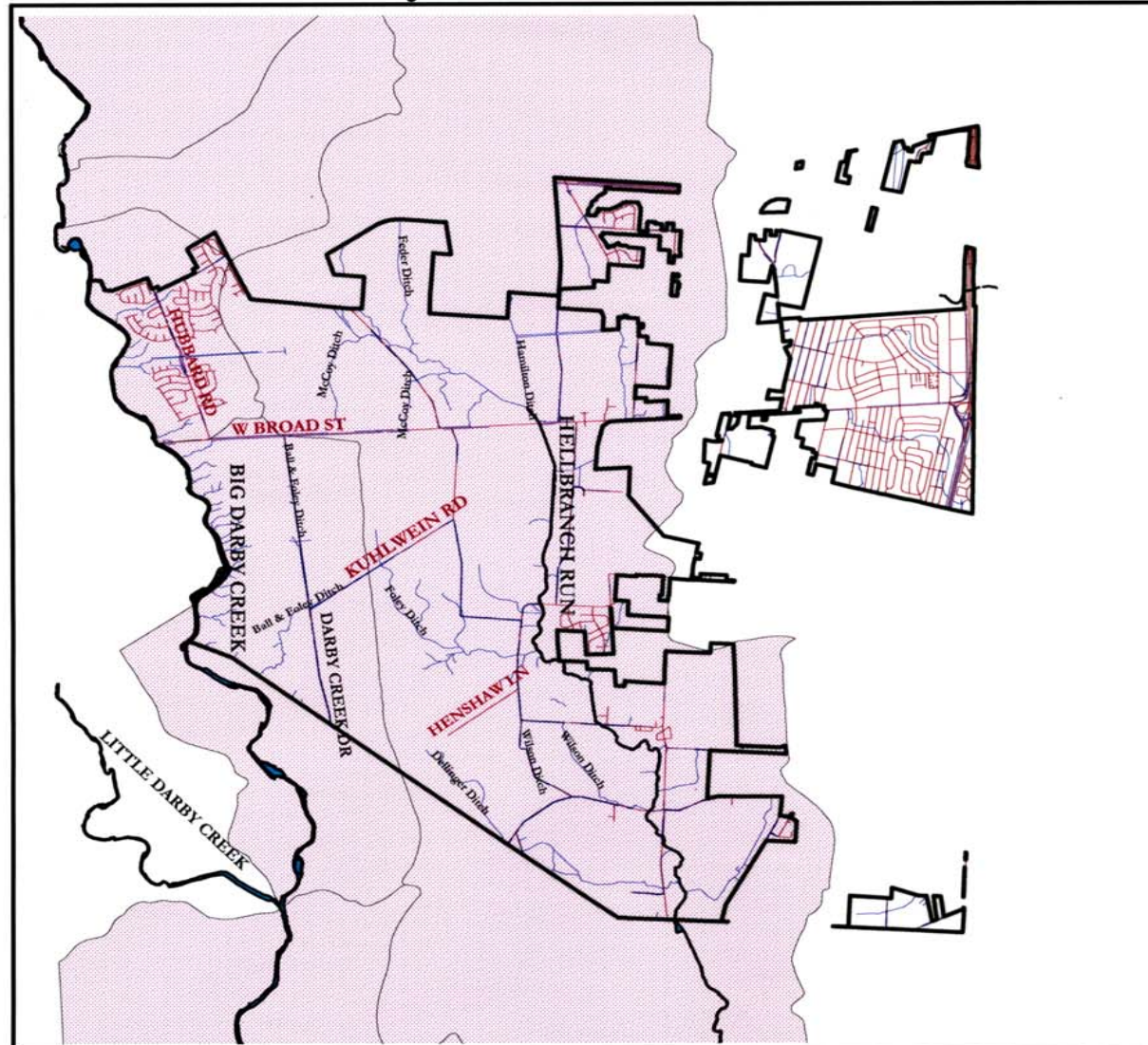
Environmental policies should be formulated and implemented in light of the special environmental components found in Prairie Township. And care should be used when developing in this vulnerable rural portion of the Township. Focus in this area should also be on open space patterns that preserve agricultural land uses.

3. Environment

3.1. Environmental Planning Themes

3.2. Environmental Character

Darby Creek Watershed

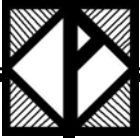


Legend

- Prairie Township Boundary
- Drainage Channels in Township
- Streams
- Roads in Township
- Darby Watershed in Franklin County



9000 0 9000 18000 Feet

**Environment****3.3 Description of the General Physical Environment**

The western and middle four-fifths or so of Prairie Township are a level to rolling landscape dominated by cropland and pasture punctuated by occasional woodlots. These areas, in the western and middle portion of unincorporated Prairie Township, occupy the middle Big Darby Watershed, a designated National Scenic Waterway. Along with the Big Darby Creek, Hellbranch Run, the Clover-Groff Ditch and Hamilton Ditch are among the waterways draining this section of the Township. This area is predominantly rural except for the Westpoint community in northwestern corner of the Township, which is a sewerred suburban enclave.

The remaining portion of the Township is heavily settled in a suburban/urban pattern. This area drains east toward the Scioto River via Big Run or minor drainages. Soils in this area are of the Crosby-Kokomo association. These soils have experienced widespread grading and other disturbance resulting from development.

3.3 Description of the
General Physical
Environment

3.3.1 Soils

3.3.1.1 Description of
Soils Associations in
Prairie Township

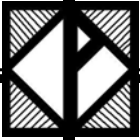
3.3.1 Soils

Soils in this portion of Franklin County are poorly drained glacial till, except for associations that tend to be present in some floodplain areas. These soils tend to be poorly suited for development, but can be highly productive for agriculture. Much of the Township is covered with hydric soils, Kokomo being the primary soil type in this category.

3.3.1.1 Description of Soils Associations in Prairie Township

The following descriptions are characterizations of areas within the Township that display generally recognizable patterns of topography, soils and drainage. These patterns, or soils associations, are included in the Soil Survey of Franklin County (U.S.D.A./O.D.N.R.; 1980) for general planning purposes.

Miamian-Celina Association; This association is present in Prairie Township's portion of the Big Darby Creek floodplain and in the Hellbranch Run floodplain from just above Galloway, south. Unlike soils in the remainder of the Township, these areas tend to be well



Environment

drained to moderately-well drained. Miamian soils occupy gentle to steep slopes, are well drained, have moderately slow permeability and moderate water capacity. Celina soils occupy level ground and gentle slopes and are moderately well drained. This soil type has slow permeability, moderate water capacity, and a seasonal high water table of 18 to 36 inches. Soils in this association have high to medium capacity as building sites and for on-lot sanitary sewer. Incursions of other soils include Kokomo and Crosby on level areas and near small waterways. Erosion is a primary concern, though wastewater treatment is an issue.

Crosby-Kokomo Association; This association can be found in two pockets in western Prairie Township, near the northwestern corner of the Township and in the southern portion of the Township just west of Hellbranch Run. This soils combination is also dominant in the eastern, more settled portion of the Township. These soils tend to be located in nearly level areas and on gentle slopes, as well as on broad flats with slight rises, knolls and depressions. Within these associations, about 60% of the soils tend to be Crosby, 20% tend to be Kokomo and 20% other soil types. Crosby soils

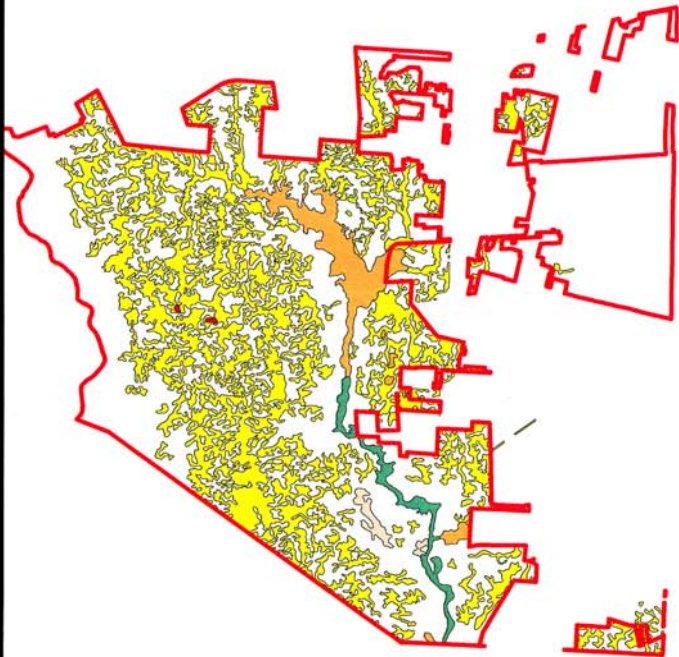
tend to be located on slightly higher ground, are somewhat poorly drained, and have slow permeability. These soils have moderate water availability and a seasonal high water table of 12 to 36 inches. Kokomo soils are found in nearly level areas, are poorly drained and have moderate to slow permeability. Kokomo soils have high water availability and seasonal high water tables near the surface. Soils in this association display seasonal wetness, which limits use as development sites. Limitations for on-site wastewater treatment and low strength limitations also challenge development on these soils.

Kokomo-Crosby-Lewisburg Association; This combination of soils covers the majority of rural Prairie Township. Except for the pockets of other soils associations described above, this group dominates an area from the Big Darby floodplain east to the Columbus corporate limits. This combination of soil types tends to occur in terrain similar to the Crosby-Kokomo association, with the difference that these areas also include discontinuous ridges and

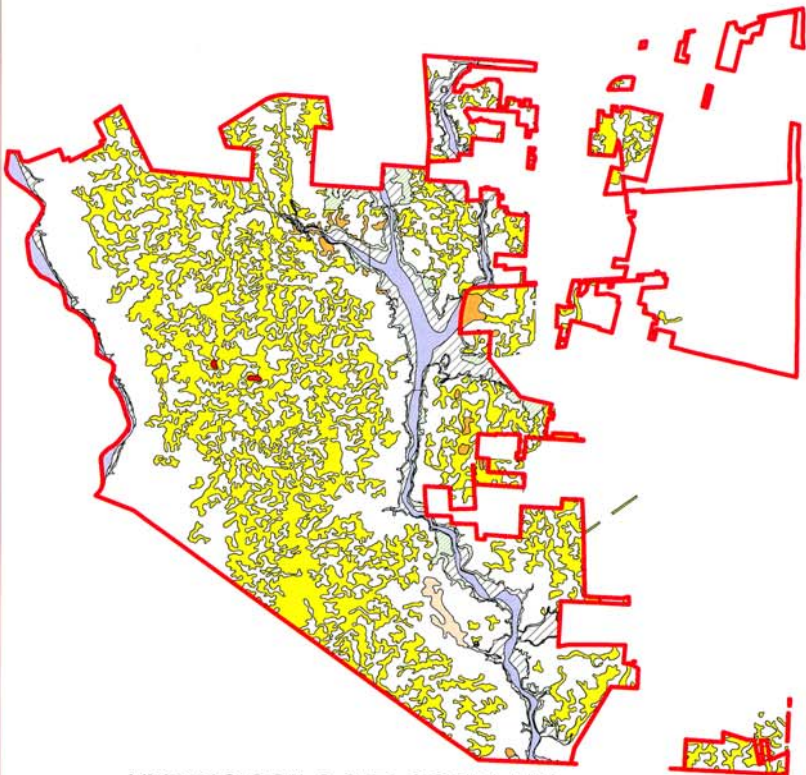
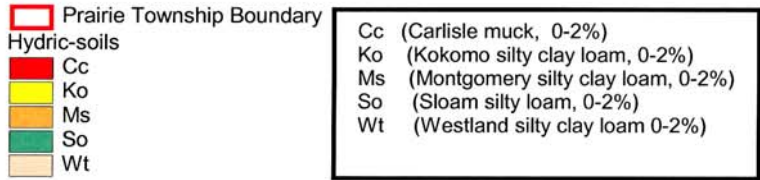
3.3.1.1 Description of Soils Associations in Prairie Township



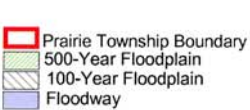
PRAIRIE TOWNSHIP HYDRIC SOILS

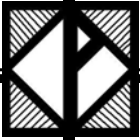


HYDRIC SOILS



HYDRIC SOILS & FLOODPLAIN





Environment

knolls, where Lewisburg soils are found. These Lewisburg soils are better drained and tend to display better permeability than other predominant soils in this association. These traits, along with a seasonal high water table down around 24 to 48 inches make these soils better sites for building and in-soil wastewater treatment. Overall, this association can be expected to consist of about 35% Kokomo soils, 30% Crosby soils, 20% Lewisburg soils and 15% other soil types.

3.3.1.2 Hydric Soils

Hydric soils are:

- soils that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in their upper part;
- soils that are sufficiently wet as a result of artificial measures; and/or
- soils that are no longer wet because of artificial measures, but were hydric under original conditions.

Hydric soils are a particular challenge to development. These soils present

drainage problems, strength limitations and difficulties for on-lot wastewater treatment placement.

While Montgomery Silt Loam and Sloan Silt Loam are common in the Hellbranch Run-Hamilton Ditch-Clover Groff floodplain, Kokomo soils are the dominant hydric soil in the Township. These soils exist in a broad swath between the Hellbranch Run and Big Darby Creek floodplains, as well as in areas east of Hellbranch Run.

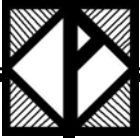
3.3.1.3 Soils and Surface Quality

Soils and associated conditions in most of the Township present difficulties in controlling and treating surface water runoff. As noted above, most of the Township lying outside of the floodplain is poorly drained because of topography and wetness of the soils. Natural ponding, high water tables and adjacent floodplains provide capacity for water as it is absorbed into soils or runs off of the ground surface. Ponding and high water tables are associated with wetlands and provide an important groundwater recharge function.

Development of a given area results in exposed, unstabilized soils that can be

3.3.1.2 Hydric Soils

3.3.1.3 Soils and Surface Quality



Environment

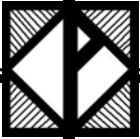
easily washed away. This then leads to heavier than usual sediment loads in runoff and in waterways. Planning can address this issue through prescribing responsible land use patterns as well as by recommending proper site design and construction standards. The county has recently completed a non-point source water pollution plan as part of the U.S.E.P.A.'s Phase II requirements. The results of this study, as well as recommendations from the Darby Task Force, provide site design and construction standards. Identification of environmentally vulnerable areas and limiting impervious surfaces through density and land use character policies are policy level areas where this issue can be addressed.

Floodplain and other hydric soils contribute to conditions that allow the proper filtration of pollutants from surface water runoff. Altering these soils through grading, impervious surfaces or other means jeopardizes this important function. Lower density development and open space techniques will help address floodplain and surface water runoff issues. Areas which may eventually be served by central wastewater treatment will be under threat of the above types of soil disturbance. Higher density open space

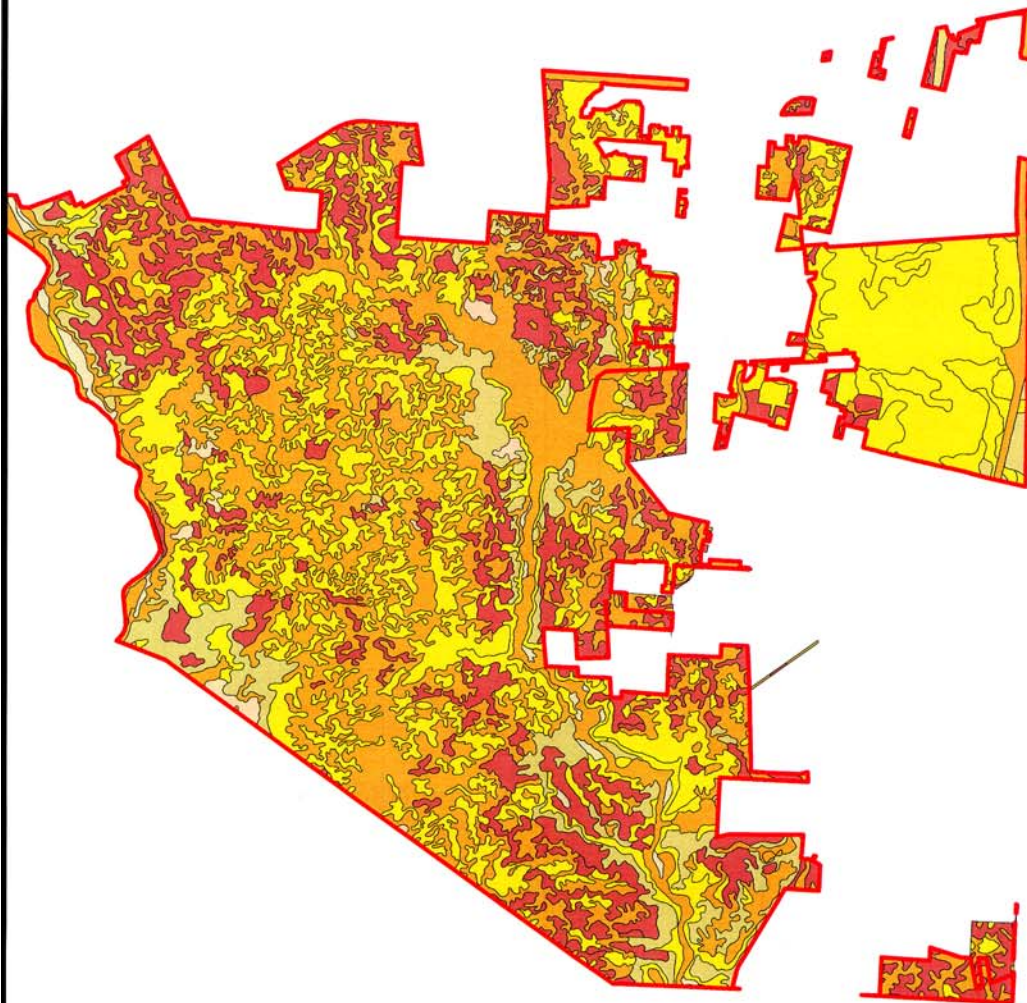
design and responsible site design standards should be applied in these cases.

3.3.1.4. Soils and Wastewater Treatment

Soils are of critical importance in considering wastewater treatment for development in rural areas. Hydric soils are not adequate for locating in-soil leaching of wastewater effluent. The slow permeability and very high seasonal water tables associated with these soils prevent this effluent from being properly filtered and introduced into the groundwater. Among non-hydric soils, Crosby soils are a commonly occurring classification that displays slow permeability and relatively high seasonal water tables, resulting in problems for siting on-lot wastewater treatment. Soils that display good characteristics for wastewater disposal tend to be located in the Big Darby floodplain area, where other obstacles to wastewater

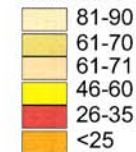


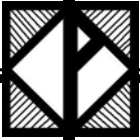
PRAIRIE TOWNSHIP ALTERNATIVE ON-LOT WASTE WATER TREATMENT INDEX



HIGH	81-90	WbA, WdB, Ux, EIA, EIB, WeA, WeB, OcA, OcB, OcC2, ThA, ThB.
MEDIUM	61-70	AdB, CaB, CaB2, CbB, CeA, CeB, CeB2, MIB2, Uv, CFB, GfB, GwB, KeA, MkB, EmA, EmB.
MEDIUM LOW	46-60	AdC2, BoA, BoB, CaC2, CbC, CeC2, CpA, KeC2, MnC2, MnC3, MnC, LeB, CsA, CsB, GwC2, EIC2.
VERY LOW	26-35	BeA, BeB, BfA, BfB, CrA, CrB, MoB, MpB, RhB, MoC2, MpC, Wt, MrB.
LOW	<25	MID2, Uu, SIA, SmA, AdE2, EID2, HeE2, HeF2, Ko, Ku, Pm, Pn, Ag, Cc, Ee, Gn, Mh, Ms, Rs, Sh, Sp, Uw.

Alternative On-Lot Wastewater Treatment index





Environment

treatment and other development issues exist.

Any significant level of development will require the use of alternatives to traditional rural wastewater treatment approaches. These alternatives could explore three areas of interest:

- on-site wastewater systems that offer higher levels of treatment;
- improved oversight and management of rural wastewater treatment, perhaps through use of small community cluster systems; and
- provision of centralized regional wastewater treatment in all or part of the Township.

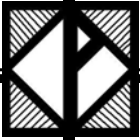
Treatment systems, such as Wisconsin mounds and various filtering techniques, that offer a higher level of effluent quality have been introduced in several parts of the country, as well as in pending updated health legislation in Ohio. This legislation has been stalled indefinitely, which complicates use of these approaches. However, some Ohio counties have proceeded with use of some of these technologies. Investigation of the use of these techniques in Franklin County would facilitate the Township's pursuit of

this strategy. Furthermore, use of such wastewater treatment may also be pursued as part of clustered development with small scale community wastewater treatment systems. This would help reduce reliance on individual operation and maintenance of rural wastewater treatment systems. Finally, in some areas regional centralized wastewater treatment would minimize reliance on soil conditions.

3.3.1.5. Soils and Surface Runoff Quantity

Soils and related topography influence surface water runoff quantity for many of the same reasons they affect runoff quality. Soil compaction, impervious surfaces and other soil disturbance exacerbate this issue. Developed areas both contribute to the cause of excessive runoff quantities and create areas most affected by its ill effects. This issue is best addressed through proper education, management of storm water and community design. Communities should be configured to accommodate existing drainage patterns' form and capacity, while minimizing additional quantities. Site design standards can also help achieve this end. Finally, the County Engineer's office is working on possible

3.3.1.5 Soils and Surface Runoff Quantity



Environment

county-wide storm water management strategies under new enabling legislation adopted by the State of Ohio allowing counties to form storm water utility districts.

3.3.1.6. Other Soils Issues

Franklin County is completing a land evaluation / site assessment (LESA) model that will focus on water quality and development issues. LESA models balance soil conditions with development pressures, built features and other natural resources to identify land parcels that are more or less worthy of preservation.

While this evaluation system is typically used with farmland preservation in mind, Franklin County is calibrating the model to focus on water quality and development characteristics. Agricultural features may still be evaluated as a secondary objective. Soils characteristics that will be at the center of this analysis will relate to suitability of soils for on-lot wastewater treatment and suitability of soils for building foundations. Prairie Township should work with the county to use this model to evaluate critical and sensitive water quality preservation areas, as well as prime agricultural areas.

Soil Policies

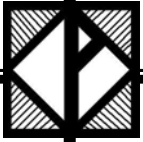
POLICY S-1

Protect soils from development-related runoff by coordinating zoning review with county, state and federal storm water and sediment and erosion control measures.

ACTIONS

Revise the zoning resolution to require that new development that disturbs an area of one acre or more complete a storm water plan based on best management practices (BMPs) as recommended in Franklin County's NPDES Phase II process. Work with the Franklin Soil and Water Conservation District to draft and enforce this amendment.

3.3.1.6 Other Soils
Issues



POLICY S-2

Prohibit use of hydric soils for on-lot wastewater disposal.

Continue to cooperate with the Board of Health and other agencies to prohibit development of wastewater treatment systems on hydric soils.

ACTIONS

POLICY S-3

Use emerging wastewater technologies that employ treatment of effluent before it is released into the soil.

Cooperate with the Board of Health and other county agencies to formulate alternatives to current available technologies. Explore the use of non-discharge technologies as part of small community systems as part of development that is consistent with Township land use policies.

ACTIONS

POLICY S-4

Explore the use of small community wastewater treatment systems or regional wastewater treatment systems in the transition area.

The Township will explore fiscal, technical and management issues related to the feasibility of these options and will work with regulating agencies to gain approvals to accommodate one of these options, if deemed appropriate, in order to implement the land use policies in this plan.

ACTIONS

POLICY S-5

Participate in completing the Franklin County LESA model as a tool for assessing environmentally critical areas

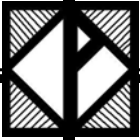
Participate in efforts to formulate the LESA model and incorporate the model into planning and site development analysis.

ACTIONS

POLICY S-6

Discourage construction of buildings in hydric soils.

Incorporate consultations regarding soil conditions on proposed building lots into the zoning process. Such consultations could be coordinated with the Franklin Soil and Water Conservation District. Also, include hydric soils as a conservation area for the purposes of review conservation development proposals as suggested under Policy S-2.



Environment

The following is a discussion of the overall impacts of vegetation on the environmental planning themes for Prairie Township. Like all of the natural resources addressed here, vegetation's impacts on these issues occurs through interaction with other natural features.

3.3.2. General Description of Vegetation and Ground Cover in Prairie Township

The rural middle and western portions of Prairie Township are relatively level open areas of pasture and cropland interrupted by occasional small woodlots. Treed areas are also predominant along the slopes and floodplain of the Big Darby Creek on the western edge of the Township. This pattern is punctuated by scattered low density agricultural and residential development. The more urban and suburban eastern portion of the Township is dominated by built environments with lawns and associated trees being the primary vegetation.

3.3.2.1. Vegetation/Groundcover and Surface Water Quality

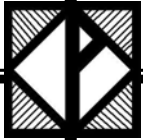
Both the presence or absence of vegetation and the type of vegetation in an area have an impact on surface water

quality. When runoff or other surface water flows through vegetated areas, pollutants are filtered out. When this water is flowing over paved areas or through bare artificial channels, pollutants are not only not filtered out, but new pollutants are often added. Shade provided to waterways by tree canopies also helps water quality by helping to maintain cooler water temperatures. Natural or channelized waterways that are not protect by tree canopies are exposed to direct sunlight reducing the waterways' usefulness as wildlife habitat, as well as overall water quality.

Minimizing impervious surfaces and maximizing vegetated areas can be addressed through both future land use policies and through policies governing site design standards. These types of policies should recognize the importance of preserving vegetated drainage features on both a community level and a site level. Grassing swales, bio-retention areas, pervious pavement and a host of other site design features can be introduced, while overall land use policy can preserve natural drainage capacity and provide open space areas that help with drainage management and to minimize impervious surfaces.

3.3.2 General
Description of
Vegetation and
Groundcover in Prairie
Township

3.3.2.1 Vegetation /
Groundcover and
Surface Water Quality



Environment

Maintaining vegetated cover on developed or developing areas is also important to avoid sediment overload of runoff and other surface water. Continuing and improving sediment and erosion control policies would continue ongoing efforts to address this issue. Phase II efforts and Darby Watershed Task Force recommendations can be part of this effort.

The Township should also pursue strategies for maintaining tree canopies along its waterways. Land use and site design policies should recognize the multiple advantages of maintaining tree cover in stream corridors.

3.3.2.2. Vegetation/Groundcover and Wastewater Treatment

On-site wastewater treatment requires groundcover that compliments a given soil's ability to filter impurities from effluent, while not interfering with this process or damaging the treatment system via roots, etc... Impervious surfaces are not appropriate in on-site wastewater treatment areas.

3.3.2.3. Vegetation/Groundcover and Surface Water Quantity

Discussion of vegetation and groundcovers' effect on surface water

quality pointed to the importance of the water being filtered by the vegetation through which it flows. Just as the vegetation filters this water, it also slows runoff in order to help control and prevent flooding. Use of natural waterways and vegetative strategies outlined above will assist the Township to maintain this important natural function.

3.3.2.4. Other Vegetative/Groundcover Issues

In addition to water quality and wastewater treatment issues, vegetation is an important factor in wildlife habitat. The vegetation/surface water quality discussion above included the positive effects of tree canopies over waterways stream habitats. In addition, forest and forest edges provide a variety of wildlife habitats, as do open areas in the Township. Open space preservation done in conjunction with water quality strategies help provide undeveloped wildlife habitat areas. This habitat would be strengthened by seeing that preserved open space from various developments is networked into bigger areas. Also, wooded area preserved along waterways would help to provide quality terrestrial, as well as marine, habitats. A side benefit of this last strategy would be creation of a network of natural, wooded corridors.

3.3.2.2 Vegetation /
Groundcover and
Wastewater Treatment

3.3.2.3 Vegetation /
Groundcover and
Surface Water
Quantity

3.3.2.4 Other
Vegetative /
Groundcover Issues



POLICY V-1

Maintain as much open space as possible with native vegetation by controlling densities and/or through development controls that require an open space development pattern.

ACTIONS

Amend the Zoning Resolution to include conservation development standards at a range of densities that protect critical resources, including natural vegetation along waterways (stream corridors) and existing stands of trees. Specifically, the Township will do this will by designating vegetated stream setbacks and existing mature tree stands as primary conservation areas in rural and transition areas.

POLICY V-2

Minimize impervious surfaces at the site level as well as through efficient, compact development that minimizes roads and parking lots.

ACTIONS

Along with including a range of conservation development options, as by-right uses, amend the zoning resolution to include development standards aimed at minimizing impervious surfaces.

3.3.3. Steep Slopes

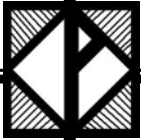
Steep slopes are a resource as well as a constraint to development. The characteristics and importance of slope may vary according to where they occur. Slopes along stream corridors, the typical location of steep slopes in Prairie Township, often serve as vegetative buffers to filter storm water and as wildlife habitats.

While Prairie Township is relatively level compared to some places, it does include areas of steep slopes. Steepness of

slope is a relative quality. Whether a given slope is considered to be steep or not depends upon where you go. While a 15% grade, a one-and-one-half foot rise over a ten foot run, is considered to be the low-end threshold for defining steep slopes in many places, in some hilly areas this threshold increases to a 25% grade or steeper. A community located on a level to rolling landscape, like Prairie Township, can afford to pay attention to slopes beginning at the 15% threshold.

Vegetation and
Groundcover Policies

3.3.3 Steep Slopes

**Environment****3.3.3.1. Description of Steep Slopes in Prairie Township.**

Most of the steep slopes in the Township are associated with the Big Darby Creek stream valley, with some being associated with the Hellbranch Run/Clover Groff Ditch/Hamilton Ditch stream valley. They serve as a transition between the stream and agricultural and residential land uses at the top of the slopes. Although slopes associated with Hellbranch Run, Clover Groff Ditch and Hamilton Ditch are much less pronounced, there are some areas of steep slope associated with these waterways.

3.3.3.2. Steep Slopes and Surface Water Quality

Steep slopes are important in that they are generally situated along stream corridors. Development along steep slopes can increase the rate of storm water runoff, which may result in increased flooding in low-lying areas. Also, while it has been noted that all areas within or adjacent to stream corridors are sensitive, steep slopes are particularly critical in that alterations in these areas can result in severe erosion. For instance, improper development of steep

slopes can increase erosion of stream banks, resulting in severe siltation and pollution. This is especially true in areas where high volumes of cut and fill are necessary to improve a building site. In addition, logging and other forms of removing vegetation can lead to severe erosion when not done properly.

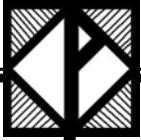
3.3.3.3. Steep Slopes and Wastewater Treatment

Steep slopes are not favorable locations for on-site wastewater treatment systems. The most obvious reason for this is that these systems should be located on a level area. Soils in cut and fill areas would not be suitable for on-lot systems without extreme measures being taken. Also, erosion is much more likely to cause failures in on-lot systems in these locations. This is especially true since construction of a wastewater treatment system disturbs the land and increases the amount of erosion on a site. The risk of any shortcoming for wastewater treatment system siting is exacerbated by the fact that Prairie's steep slopes tend to be located along waterways. System failures in these areas have more immediate and severe effects on surface water quality because they are adjacent to streams. Finally, development of regional

3.3.3.1 Description of Steep Slopes in Prairie Township

3.3.3.2 Steep Slopes and Surface Water Quality

3.3.3.3 Steep slopes and Wastewater Treatment



Environment

centralized wastewater treatment systems can lead to increased pressures to develop areas in and around steep slopes. The disturbance of the slopes, along with increased runoff on slopes from nearby developed areas, results in increased erosion and surface water degradation.

3.3.3.4 Steep Slopes and Surface Water Runoff

3.3.3.5 Other Steep Slopes Issues

3.3.3.4. Steep Slopes and Surface Water Runoff Quantity

All development activity leads to some kind of increase in surface water runoff. Steep slopes that are preserved with proper vegetation can help to control the pace of this runoff. Denuded and otherwise improperly managed slopes have significant impacts on the velocity of runoff, resulting in an increased likelihood of flooding downstream. The Township should manage these areas in such a way as to minimize this possibility.

3.3.3.5. Other Steep Slopes Issues

Prairie Township's steep slopes also deserve attention because they are poor locations for building sites and because of their association with scenic views. Areas on and adjacent to steep slopes are tempting building sites because of the vistas they can offer. In addition to development-related shortcomings outlined in previous sections, soils on steep slopes are less stable than soils in level areas. Building in such soils is much more likely to result in structural failure or landslides. Also, the scenic quality of rural Prairie Township is eroded when development occurs on, and at the top of, steep slopes. Finally, steep slopes should be recognized as an important element of stream corridors and should be used as an important factor in identifying the boundaries of these areas.

Steep Slope Policies

POLICY SS-1

Development of other land disturbing activity should not occur on slopes with grades in excess of 15%

POLICY SS-2

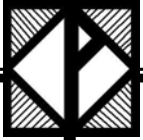
Consider steep slope areas when determining open space ratio compliance as part of a conservation-style development.

ACTIONS

Incorporate a prohibition on development of steep slopes into the Zoning Resolution. As such, these areas should be considered as primary conservation areas for the purpose of designing conservation developments.

ACTIONS

Include incentives for conservation-style development in the Zoning Resolution that give minor allowances in exchange for preserving significant open space.



Environment

3.3.4. Stream Corridors

Stream corridors are a natural resource because they tend to include a unique combination of more specific natural resources and conservation opportunities. These areas tend to be relatively undeveloped because of the presence of floodplains and steep slopes. Stream corridors, especially in the case of the Big Darby Creek corridor, are more likely to be wooded than other areas of the Township, enhancing the area's function as a filter for surface water and groundwater moving toward the stream and providing wildlife corridors. This unique combination of resources also provide conditions that make stream corridors a likely location for valuable scenic resources, as well as historic and archaeological resources. Finally, stream corridors cut across physical and cultural boundaries to connect areas within Prairie Township to one another, as well as to other communities within the Darby watershed.

Darby Creek as a National Scenic River. Major waterways creating stream corridors in this portion of the Township include the Big Darby Creek on the western boundary of the Township and Hellbranch Run and its tributaries, Clover Groff Ditch and Hamilton Ditch, in the middle and eastern portion of the Township. Many of the waterways within this part of the Township have been channelized or otherwise altered through the years as a result of farming and development activity. These alterations have been focused on moving volumes of water as fast as possible without regard to other functions of stream corridors.

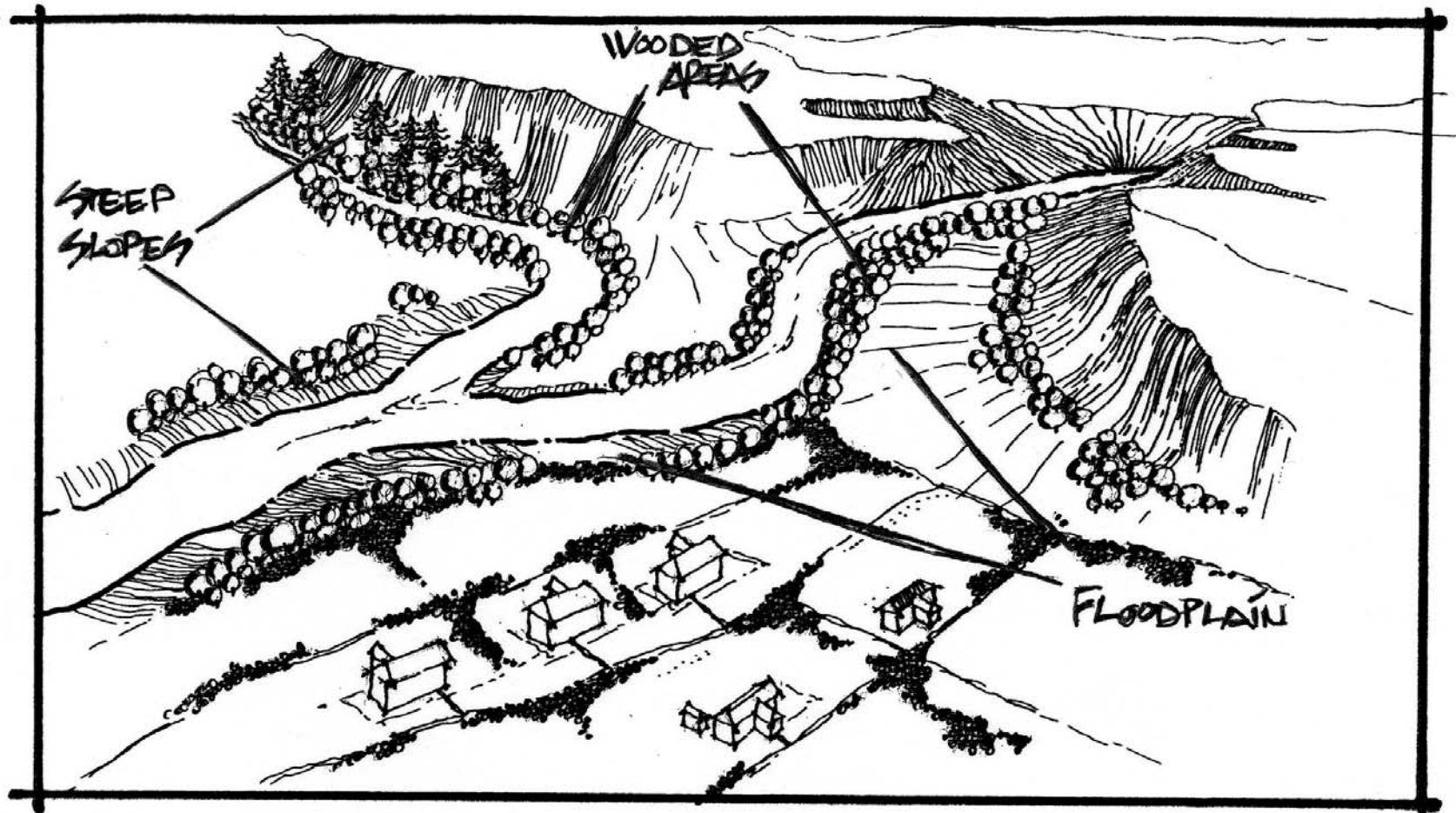
The eastern extreme of the Township is the location of much more intense development and waterway alternations. There are no significant stream corridors, in their natural state, in this portion of the Township.

3.3.4 Stream Corridors

**3.3.4.1 General
Description of Stream
Corridors in Prairie
Township**

**3.3.4.1. General Description of Stream
Corridors in Prairie Township**

Most of Prairie Township is within the Big Darby Creek watershed, an exceptionally important resource given the status of Big



Overview of a Stream Corridor

Environment**3.3.4.2. Stream Corridors and Surface Water Quality**

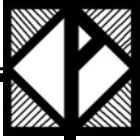
Natural features typically found within stream corridors provide an environment that preserves and enhances water quality. While the natural environment is based upon interconnections of all kinds between every element within an ecosystem, the primary features in stream corridors relating to water quality may be classified into two categories. The first of these categories includes features related to the physical morphology of the corridors and the second includes features related to biological features, primarily flora, within the corridors.

The natural floodplain and meandering of a stream within a stream corridor are important morphologic features related to water quality. The natural movement of a stream channel within a stream corridor creates a floodplain, which in turn provides extra water storage capacity when flooding occurs. This pattern happens along all waterways on various scales depending upon the volume of water moving down the stream corridor. In addition to providing a safety function, these floodplains and other areas within natural stream corridors serve as water quality buffers that filter pollutants from

surface runoff and groundwater moving toward the waterway. These areas are also important to groundwater recharge. Finally, regular flooding often helps to enrich soils, making floodplains excellent for farming.

The meandering of waterways across these floodplains controls the velocity of water moving through a drainage system. Areas of slower water velocity permit sediments and other pollutants to settle onto the bottom of the stream channel. Preserving and, where necessary, enhancing this function of stream corridors will allow Prairie Township to contribute to its own physical environment, as well as to better water quality downstream.

As noted above, flora within stream corridors also contributes to water quality. Wooded areas along stream corridors contribute to filtration of impurities from surface water and groundwater moving toward the stream and entering the surface water system. Also noted above, tree canopies along stream channels provide shade and shelters the channels, thus helping to moderate water temperature.



Environment

The concentration of the morphologic and biologic elements discussed above result in areas that have a big impact on water quality. Development within these areas that results in channelizing a stream; infringing on a floodplain; removing a stream buffer where filtering can occur; and/or removing tree cover or other vegetation along a stream must be minimized if not prevented in the Township. Critical stream corridor resources should be identified and protected through conservation and by incorporating best management practices site design and construction techniques.

3.3.4.3. Wastewater Treatment and Stream Corridors

Strategies and regulations related to the two basic approaches to wastewater treatment and disposal, centralized regional systems and individual on-lot systems, should pay special attention to stream corridor resources. Centralized regional wastewater treatment systems rely on waterways within these corridors in order to discharge their treated effluent. The Township should be aware of the unique character of stream corridors in the event wastewater treatment facilities are considered in the Township. While the State of Ohio regulates new facilities

such as this, the Township should work with the state and other appropriate agencies to ensure that such facilities are sited in such a way as to minimize the impact on these important ecosystems.

Individual wastewater treatment is not permitted in floodplains and should be kept at a distance from any surface waterway. Pollutants being filtered through the soil as part of most on-site rural wastewater treatment systems, will enter the groundwater and, if near a stream, tend to flow toward that waterway. The nearer such systems are located to a waterway, the less filtration soils are able to provide. This adds to the risk that unacceptable levels of pollutants will enter the stream through the groundwater. Also, in the case of floodplains, exposure of any wastewater treatment system to flooding can have disastrous effects on water quality. Therefore, wastewater treatment facilities should not be located within a reasonable buffer of a stream, especially within areas known to be susceptible to flooding.

3.3.4.4. Stream Corridors and Storm Runoff Quantity

Stream corridors are natural drainage ways for storm water. Their channels

3.3.4.3 Wastewater Treatment and Stream Corridors

3.3.4.4 Stream Corridors and Storm Runoff Quantity



Environment

convey water as it runs off, while their floodplains provide extra capacity in the event that runoff occurs in larger volumes. As more development occurs within a watershed, increased impervious surface area and interruptions and changes to drainage patterns contribute to increased storm water volumes and resulting ponding and flooding. The increased development also includes improvements that are subject to damages caused by this ponding and flooding.

Traditionally, the objective of planners and designers has been to move storm runoff out of an area quickly. While this approach seems to address the issue of an immediate area, an increase in the speed that runoff moves downstream, especially when coupled with an increase in the volume of water moving downstream, exacerbates flooding problems, while damaging the streams themselves. Prairie Township should work to preserve natural meandering drainage patterns, since they tend to help control runoff speed. In addition, the Township employ the principles included in the Darby Creek Watershed Stormwater Management Strategies and Standards for New Development that was completed in 2001 for CORF's Darby Creek Watershed Taskforce. Finally,

protection of stream floodplains is an important way to prevent development from occurring in places where flooding will occur and to minimize the impact of potential flooding downstream.

3.3.4.5. Other Stream Corridor Issues

Other issues and opportunities related to stream corridors include their value as wildlife corridors; recreation areas; and as scenic and cultural resources. These areas serve as habitats for aquatic wildlife, in the stream channel itself, and for terrestrial wildlife in vegetated areas along the streams. For terrestrial wildlife, stream corridors provide connections between habitats in addition to being habitats in their own right. The fact that these areas are, or should be, left undeveloped means that they provide opportunities for scenic views and outdoor recreation and education. Streams, and the topography and vegetation along streams, have a natural beauty that add to the quality of life in a community and attract residents of nearby communities for activities such as hiking, biking and fishing.

3.3.4.5 Other Stream Corridor Issues



Stream Corridor Policies

POLICY SC-1

Designate and protect critical stream corridor areas in conjunction with efforts to protect water quality, as well as to protect floodplains and other natural features that relate to water quality, wildlife habitat and scenic resources. These features include floodplains, soils, natural vegetation and steep slopes, which will be identified as stream corridor resources and protected in conjunction with a variable setback based upon watershed size.

ACTIONS

Include a stream corridor in the zoning resolution that has a 120-foot natural vegetation protection setback, as well as limitations on development in floodways/100-year floodplains, a variable outer setback based on watershed size and abutting steep slopes and wooded areas.

POLICY SC-1

Consider stream corridors when determining open space ratio compliance as part of a conservation-style development.

ACTIONS

Include incentives for conservation-style development in the Zoning Resolution that give minor allowances in exchange for preserving significant open space.

POLICY SC-3

Consider all functions of waterways, not just drainage of a given area, in updating site review standards and in reviewing site plans. These other functions include:

- floodwater storage
- filtration of pollutants from surface and ground water
- wildlife habitats
- scenic resources

ACTIONS

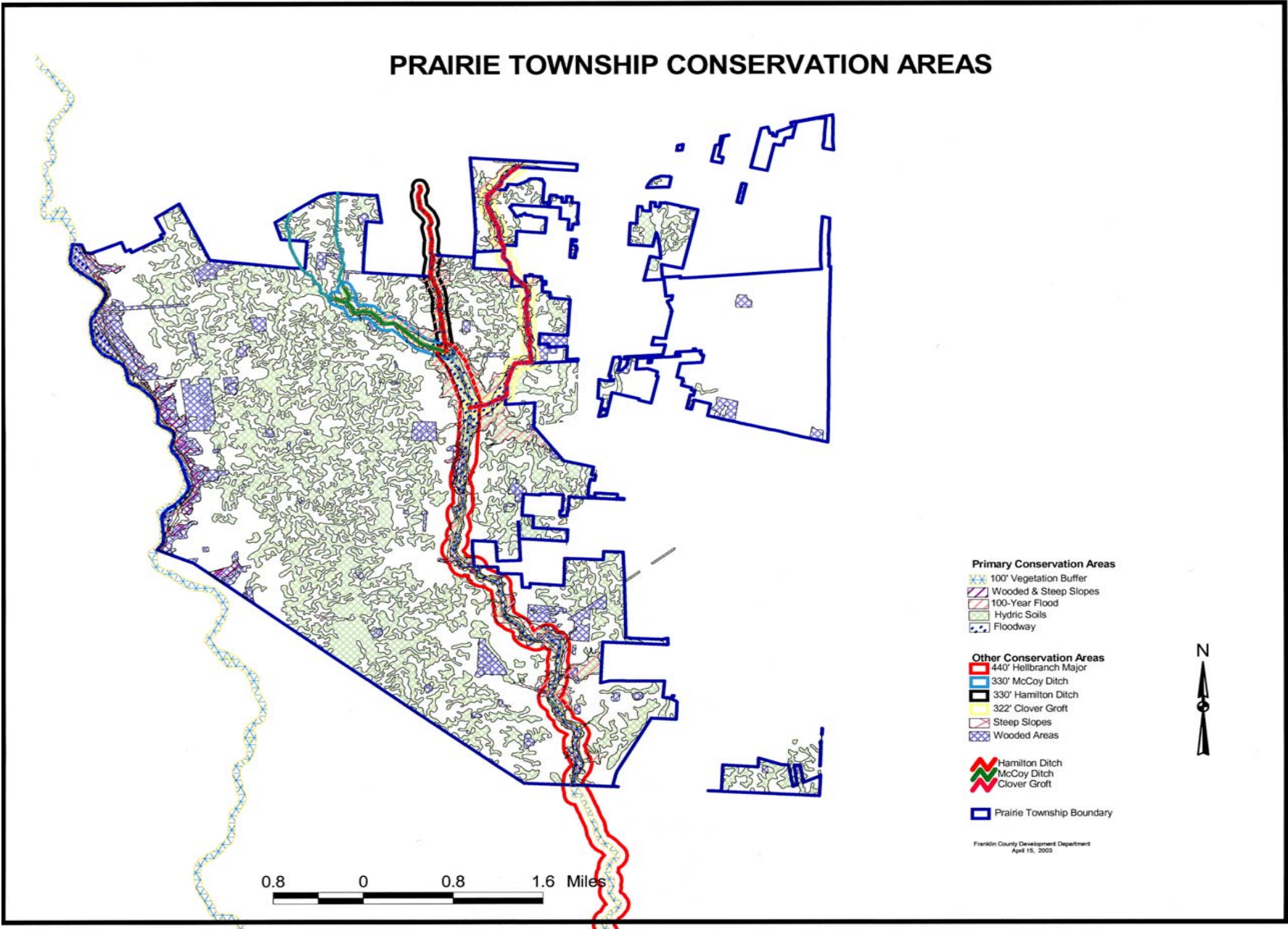
Amend the Zoning Resolution to include development standards that include the development principles and practices laid out in the Darby Watershed Taskforce Strategies and Standards manual, as well as coordinating site review with implementation of the Franklin County Phase II program.

POLICY SC-4

Prohibit alteration of existing watercourses as part of drainage plans and encourage new drainage features to incorporate natural designs and functions.

ACTIONS

Recognize the water quality and control-related advantages of allowing waterways to function within a natural stream corridor in formulating and enforcing zoning and other development-related standards by coordinating these efforts with the County Engineer's office and the Franklin Soil and Water Conservation District.



CHAPTER FOUR

PUBLIC FACILITIES

Public Facilities

4. Public Facilities

4.1. Parks and Recreation

Prairie Township is concerned about two basic topics related to parks and recreation: provision of a community / senior center and providing other parks that are adequate to service demand in the Township.

4.1.1. Community / Senior Center

This facility is to serve the whole community with a focus on children and seniors. Typically it is thought that such facilities would serve a population of about 25,000. This means that such a facility in Prairie Township could serve the current population and accommodate a modest amount of growth. This assumes a facility of a typical scale. However, since such facilities are often specialized, general standards are of limited use, other than to confirm that a community scale facility is warranted.

Given that demand is centered in the eastern urbanized area, and that this is where opportunities exist to redevelop commercial facilities into a community center, pursuit of this goal will be defined by space opportunities. These

opportunities are concentrated along West Broad Street in the eastern Prairie Township urbanized area. A needs assessment survey is one tool that the Township could use in order to determine how best to use this space once it is located.

4.1.2. Expansion of Parks and Recreation Facilities

This plan includes a comparison of current facilities to National Recreation and Park Association minimum standards and guidelines. These requirements will be compared to existing facilities in order to define unmet parks and recreation demand.

4.1.2.1. Standards for Current Population:

Given a 2000 census population of 17,058, NRPA standards suggest that the residents of Prairie Township should be served by a system of neighborhood, community and regional parks as shown in Table I.

Standards for Projected Build-out Scenarios:

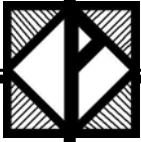
4. Public Facilities

4.1 Parks and Recreation

4.1.1 Community / Senior Center

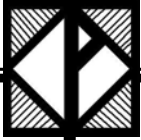
4.1.2 Expansion of Parks and Recreation Facilities

4.1.2.1 Standards for Current Population

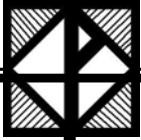


Standards for Projected Build-out Scenarios:

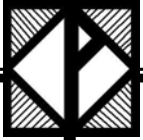
space					
Mini Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	0.25 to 0.5 <i>Total = 9.5 A to 18.95 A Mean Area = 14.22 A</i>	1 acre or less	Within Neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly	
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating etc.	1.0 to 2.0 <i>Total = 17.0 A to 34.0 A Mean Area = 25.5 A</i>	15+ acres	Suited for intense development. Easily accessible to neighborhood population-geographically centered with safe walking and bike access. May be developed as a school park facility.	
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities like athletic complexes, large swimming pools etc. May be for outdoor recreation like walking, picnicking etc. and can be a combination of the above.	5.0 to 8.0 <i>Total = 85.3 A to 136.46 A Mean Area = 110.8 A</i>	25+ acres	Suited for intense development. Easily accessible to neighborhood population-geographically centered with safe walking and bike access. May be developed as a school park facility.	
Total Local Park Area		Area = 107 A to 179 A Mean Area = 143 A			
Regional/Metropolitan Park	Area of natural and ornamental quality for outdoor recreation like picnicking, boating, fishing, swimming, camping and may include play areas	5.0 A to 10.0 A <i>Total = 85.3 A to 170.5 A Mean Area = 127.9 A</i>	200+ acres	Contiguous to or encompassing natural resources	Charles Mentel Memorial Golf Course (Outside the Twp. Boundary) Area = 166.27 acres
Regional Park Reserve	Area of natural quality for nature oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses. May include active play areas. Generally 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Varies according to needs	1000+ acres	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, topography.	



FUTURE REQUIREMENTS OF PARKS (CASE I)					
Component	Use	Acres/1000 Population needed	Desirable Area	Desirable Site Characteristics	Current Parks Area (in acres)
Local close to home space					
Mini Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	0.25 to 0.5 <i>Total = 7.31 A to 14.62 A Mean Area = 10.97 A</i>	1 acre or less	Within Neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly	
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating etc.	1.0 to 2.0 <i>Total = 29.2 A to 58.48 A Mean Area = 43.86 A</i>	15+ acres	Suited for intense development. Easily accessible to neighborhood population-geographically centered with safe walking and bike access. May be developed as a school park facility.	
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities like athletic complexes, large swimming pools etc. May be for outdoor recreation like walking, picnicking etc. and can be a combination of the above.	5.0 to 8.0 <i>Total = 146.2A to 233.9 A Mean Area = 190 A</i>	25+ acres	Suited for intense development. Easily accessible to neighborhood population-geographically centered with safe walking and bike access. May be developed as a school park facility.	
Total Local Park Area		Area = 182.7 A to 307 A Mean Area = 244.8 A			
Regional Space					
Regional/Metropolitan Park	Area of natural and ornamental quality for outdoor recreation like picnicking, boating, fishing, swimming, camping and may include play areas	5.0 A to 10.0 A <i>Total = 146.2 A to 292.4A Mean Area = 219.32 A</i>	200+ acres	Contiguous to or encompassing natural resources	Charles Mentel Memorial Golf Course (Outside the Twp. Boundary) Area = 166.27 acres
Regional Park Reserve	Area of natural quality for nature oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses. May include active play areas. Generally 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Varies according to needs	1000+ acres	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, topography.	



Mini Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	0.25 to 0.5 <i>Total = 9.5 A to 18.95 A Mean Area = 14.22 A</i>	1 acre or less	Within Neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly	
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating etc.	1.0 to 2.0 <i>Total = 37.9 A to 75.83 A Mean Area = 113.75 A</i>	15+ acres	Suited for intense development. Easily accessible to neighborhood population-geographically centered with safe walking and bike access. May be developed as a school park facility.	
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities like athletic complexes, large swimming pools etc. May be for outdoor recreation like walking, picnicking etc. and can be a combination of the above.	5.0 to 8.0 <i>Total = 189.5A to 303.3 A Mean Area = 246.45 A</i>	25+ acres	Suited for intense development. Easily accessible to neighborhood population-geographically centered with safe walking and bike access. May be developed as a school park facility.	
Total Local Park Area		Area = 237 A to 398 A Mean Area = 317.55 A			
Regional/Metropolitan Park	Area of natural and ornamental quality for outdoor recreation like picnicking, boating, fishing, swimming, camping and may include play areas	5.0 A to 10.0 A <i>Total = 189.5 A to 379.1A Mean Area = 284.37 A</i>	200+ acres	Contiguous to or encompassing natural resources	Charles Mentel Memorial Golf Course (Outside the Twp. Boundary) Area = 166.27 acres
Regional Park Reserve	Area of natural quality for nature oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail uses. May include active play areas. Generally 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Varies according to needs	1000+ acres	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, topography.	



Public Facilities

4.1.2.2. Projected Needs

According to the **current requirements of NRPA**, the park system can be broadly classified as local parks and regional parks.

Local Parks

Under the current area requirements, approximately 140 acres should be allocated for the local park systems. 10% (14 acres) of this area should be dedicated for a network of 0.25 to 0.50 acre tot lots and small open spaces like areas around apartment complexes and housing for the elderly. Areas provided for outdoor court games for intense neighborhood development including school park facilities and safe walking and biking facilities should be 18% to 20% (about 28 acres ideally included in 2 or fewer facilities) of the total local park area requirement. The remaining 70% of the area should be allocated for recreational facilities like walking, picnicking, areas for large swimming pools, etc... located near populated areas.

The eastern section of the Township should be home to a number of parks and recreation facilities, because of its higher

population density. Opportunities for park development also exist, and should be pursued, in the Lake Darby Estates/Westpoint area. New developments in the transition area should incorporate small parks areas, as well as neighborhood parks in limited situations where the opportunity arises. Areas of high environmental quality, for example, the fringes of the Hellbranch watershed area should be adequately preserved with controlled open spaces and areas allocated for limited passive recreation as mentioned above.

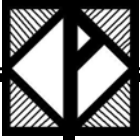
Regional Parks

As far as the requirement of the regional/metropolitan park system goes, these should include camping, boating, fishing, picnicking and other related recreational facilities, according to NRPA. The Battelle Darby Creek Metro Park adjoining the southern side of the Township suffices the metro parks area requirement along with the Charles Mentel Memorial Golf Course located immediately to the east of the Township.

4.1.2.2 Projected
Needs

Local Parks

Regional Parks



Parks and Recreation Policies

POLICY PR-1

Prairie Township will seek to open a community center / senior center along Broad Street between Doctors Hospital West and the I-270 interchange..
Prairie Township will seek to open a community center / senior center along Broad Street between Doctors Hospital West and the I-270 interchange.

ACTIONS

Use a needs survey to determine community needs and preferences for use of the proposed center.

Contact owners of vacant properties in the subject corridor to determine possible locations for the center

POLICY PR-2

Provide adequate space and facilities for the neighborhood- and community-level recreational needs of current and future residents of Prairie Township.

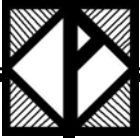
ACTIONS

Work with county agencies to encourage neighborhood-owned mini-parks in new residential neighborhoods. These facilities should be located in condominium complexes, apartment complexes, seniors' communities and similarly high density communities. This effort should include ensuring that applicable zoning and subdivision provisions ensure maintenance of the properties. These requirements will include approval of a maintenance plan for the property.

The Township should work to develop neighborhood parks in urbanized areas and plan for two neighborhood parks, including around 15 acres each, in the transition area. These parks should be owned by the Township. Provision of such parkland may be considered as a basis for granting a density bonus, as discussed in **Policy E-3** and **Policy E-8**.

While the community center may serve as a community park and recreation facility in the eastern urbanized area, an additional community park site should be located in or near the developing transitional area.

Prairie Township will ensure that it has the administrative capacity to manage and maintain the community center, community-scale parks and the neighborhood parks that are not managed by neighborhood associations. Acceptance of such facilities shall be carefully analyzed on a



Public Facilities

4.2. Roads and Other Transportation

Prairie Township's network of roads and other transportation links must be planned and developed hand in hand with new land uses in order to prevent traffic congestion and safety problems. Analysis of this planning theme will concentrate on three subtopics:

- planning for new roads and road upgrades
- protecting the usefulness of existing road capacity
- accommodating non-automotive uses on public rights-of-way.

4.2.1. Planning for New Roads and Road Upgrades

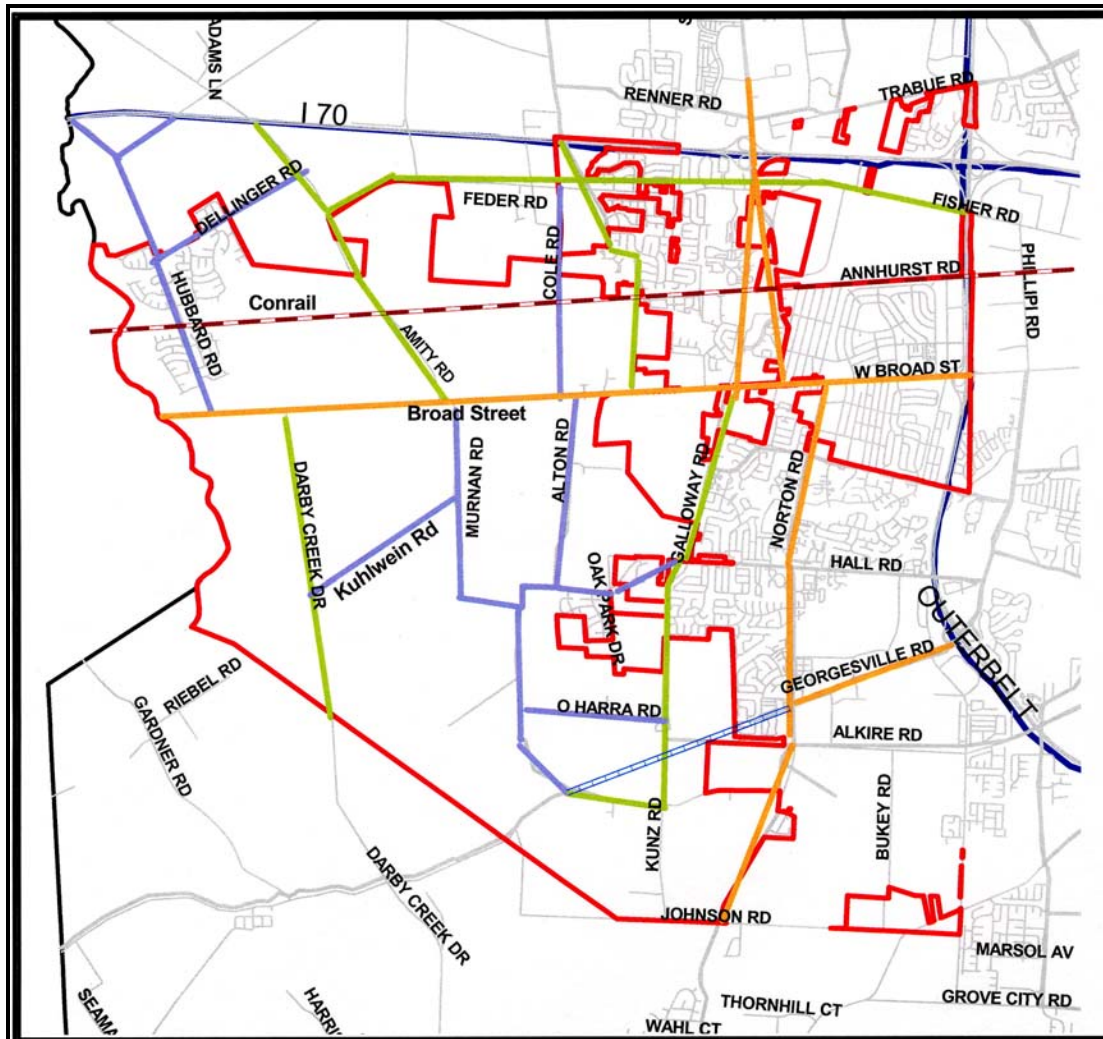
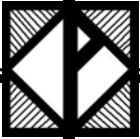
Improvements and expansions of the road network are planning topics that are thoroughly addressed on the county and regional levels. At the regional level, the central Ohio Metropolitan Planning Organization (MPO) is the Mid-Ohio Regional Planning Commission (MORPC). This agency is charged with transportation planning for the region as it relates to federally funded projects. The Transportation Improvement Program

(TIP) and the Transportation Enhancement Program (TEP) are on-going efforts to identify and assign priority to transportation projects. The TIP is the tool that addresses road improvements and expansions. The current TIP includes minor improvements on Norton Road from Bausch Road south into Pleasant Township and on Alkire Road from Kunz Road west into Pleasant Township. The TIP schedules these improvements for post-2005. The 2004 to 2007 TIP update is currently being prepared.

The Franklin County Thoroughfare Plan is the county-level plan for roads. This plan designates current and future primary roads as freeways and expressways, major arterials, minor arterials and collectors. The plan reflects the future alignment and status of the subject roads. This is often different than the current status and alignment of these roads, since it reflects a planned future. The plan also designates the location of future freeway /expressway interchanges.

4.2 Roads and Other Transportation

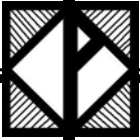
4.2.1 Planning for New Roads and Road Upgrades



Franklin County Thoroughfare Plan Prairie Township

Freeway/Expressway	
Major Arterial	
Minor Arterial	
Collector	
Centerline	
Proposed Road	
Prairie Township Boundary	
Franklin County Boundary	
Railroad	

Source:
Franklin County Engineer
Mid Ohio Regional Planning Commission



Public Facilities

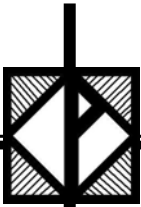
In Prairie Township, Broad Street / Route 40 is the primary major arterial road within Prairie Township. In addition, Hilliard-Rome Road and an extension of Galloway Road running north from Broad Street to U.S. 33 are planned as part of a north-south major arterial spine for western Franklin County. Norton Road would be the southern section of this major artery spine, running south from Broad Street to Darbydale. Sullivant Road, Alkire Road, Galloway Road, Georgesville Road (extended), Darby Creek Road, Alton & Darby Creek Road and Amity Road are the minor arterial roads designated in the Township. Georgesville Road is planned for an extension west to, and across Galloway Road at Alkire and continuing further west on a new alignment to line up with Alkire Road at Alton Road.

According to this plan, Broad Street will continue to be the primary east-west route within the Township, while the new Georgesville Road / Alkire Road alignment will serve as a secondary east-west route to the south. Also, Sullivant Road will provide access from Norton Road east into Columbus.

The Norton Road / Rome-Hilliard Road corridor will serve as a north-south major arterial. Galloway Road will serve middle Prairie Township as a minor arterial, while Darby Creek Road will serve the west and provide a route to the south. Amity Road and Alton & Darby Road will provide connections into Brown Township and other areas to the north. Freeway access for Prairie Township and vicinity will continue to be provided via the West Broad Street / I-270 interchange, as well as through the Georgesville Road / I-270 interchange and the Hilliard Rome Road / I-70 interchange.

Designated major arterial roads will provide both north-south and east-west access on a regional scale, as well as good connections to area interchanges. Designated minor arterials complement and extend this network.

The TIP and County Thoroughfare Plan must be actively implemented in order to make a difference. The Township should work with the County Engineer on efforts to secure funding for major improvement



Public Facilities

projects through the TIP, as well as through locally funded or development funded projects and project funded through sources such as the Ohio Public Works Commission. Development driven improvements may often be partially or fully funded through exactions obtained in the subdivision and development process. The Township should work with county agencies and officials to see that these opportunities are coordinated with zoning reviews, as well as with subdivision and other development applications.

Small-scale development, especially in rural areas often takes place on such a scale, and in such a manner as to avoid review and steps that would result in contributions to roadway upgrades. Even right-of-way dedications are only voluntary in most of these cases, and that is in the cases that received any review. The Township should work with the county to better address planning and development guidelines for rural areas. This effort would coincide with efforts to better plan rural land use and wastewater treatment options.

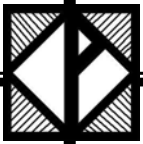
as freely and safely as possible on roads that are designated as the “highest mobility” routes. This process analyzes access options for land uses along primary routes and steers driveways to the less mobile – higher access classification roads. These and other techniques are designed to ensure that access points, and the traffic interruptions that they create, are located on the roads planned to provide higher levels of access, while roads where mobility is the focus will see few traffic interruptions.

The Ohio General Assembly passed legislation in 2002 allowing counties to regulate access directly. The Franklin County Engineer has stated that his office will move forward with efforts to draft and implement access management regulations. Prairie Township should help to ensure proper access management in the Township by ensuring that its roads are properly classified in the access management system. The Township should also monitor efforts to formulate and adopt county access management regulations.

4.2.2 Planning for New Roads and Road Upgrades

4.2.2. Access Management

Access management is a process for preserving the ability of motorists to move



Public Facilities

4.2.3. Facilities that Accommodate Pedestrians and Bicyclists in Addition to Automobiles

Pedestrians and bicyclists may be accommodated through shared use of vehicular rights-of-way and through the creation of separate rights-of-way. Facilities serving these activities function as recreational opportunities, neighborhood connections and alternatives to the automobile routes.

Pedestrians and bicyclists benefit from routes that are separate from, but coordinated with, conventional automobile routes. They should be separate to minimize conflicts that arise from the different nature of automobile and pedestrian and bicycle traffic.

Design of these alternative routes should consider all of their potential functions. The recreational function may be accommodated merely by providing a safe separation from automobile traffic; however, providing routes through scenic areas or providing links to related recreational opportunities enhances this function. To address another of these potential functions, bike / pedestrian paths and proper links with vehicular rights-of-way can be planned to link new and

existing neighborhoods, as well as homes and other uses within these neighborhoods. If designed correctly, this system can address the third function by providing links to commercial and employment destinations where opportunities exist.

The first step toward designing and implementing this system would be to identify existing needs and opportunities in urban areas and to lay out desired routes in transition and rural areas. Routes in urbanized areas will tend to focus on improvements in existing parks and rights-of-way. Routes in transition and rural areas should identify the best, shared use opportunities for conventional rights-of-way, plus networks of paths in preserved open space and/or stream corridors. Finally, it will be important to look at balancing this planning theme with high-priority environmental planning themes when designing these systems. This will mean providing these systems using a minimum of impervious surfaces. Examples of such opportunities are allowing trade-offs with road width under limited circumstances, allowing sidewalks on one side of a street and use of alternative pavement types that are pervious to some degree.

4.2.3 Facilities that Accommodate Pedestrians and Bicyclists in Addition to Automobiles

Roads and Other Transportation Policies

POLICY RD-1

Prairie Township will plan development that complements the Franklin County Thoroughfare Plan, while cooperating with the Franklin County Engineer's Office to revisit that plan if central sewer service is introduced into portions of central and western Prairie Township.

ACTIONS

The Township will make the appropriate zoning text amendments to ensure that development density is coordinated with the planned capacity of the road network, as well as work with the County Engineers office on timely implementation of these improvements.

The Township will review plans for the Transition Area with the County Engineer's office in the event that central sewer service becomes available in this area.

The Township will be involved in the subdivision process to ensure that necessary road improvements are secured as part of the development process.

POLICY RD-2

Prairie Township will be proactive in cooperating with the Franklin County Engineer to formulate and implement an access management plan.

ACTIONS

The Township will cooperate with countywide efforts to ensure that arterial and collector road capacity is protected for the sake of public safety and mobility.

POLICY RD-3

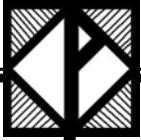
Prairie Township will identify and pursue opportunities to provide separate pedestrian and bicycle routes in all of its planning areas.

ACTIONS

Bicycle routes in the eastern urbanized area connecting schools and the future community center site will be enhanced for safety.

Township zoning will be enforced to ensure that development in the transition area will be designed to connect neighborhoods to one another, as well as to schools, parks and appropriate commercial and employment uses via pedestrian and bicycle routes. Where possible this will be done using networked open space, but with a minimum amount of impervious surface.

The Township will work with other agencies to provide bike routes in stream corridors that connect with neighborhood systems in order to form a Township-wide network while providing access to the area's scenic resources. These bike routes will be placed so as to minimize threats to water quality and damage to the bike route from flooding or stream bank erosion.



Public Facilities

3.0 Addressing the Needs of Schools

Providing proper funding is the single most important thing that new development can contribute to a school district. The Township should be aware of the use mix that it is encouraging so as to maximize this funding. Since the overwhelming majority of Prairie Township is in the Southwestern School District, opportunities and pitfalls related to proper use mix primarily effect that district. The interchange at West Broad Street and I-270 anchors a high-profile,

easily accessible corridor that offers non-residential development opportunities in the Southwestern School District. Under the community-level service scenario, the Township could provide a modest amount of neighborhood-based non-residential uses. However, the Township would be in the best position to achieve a fiscally balanced land use mix under the regional services scenario. This would facilitate a use mix in the transition area that would include larger scale commercial and employment uses in the transition area.

4.3 Addressing the Needs of Schools

School Policies

POLICY SL-1

Prairie Township will promote densities and use mixes that provide an adequate tax base for growing demands on area schools.

ACTIONS

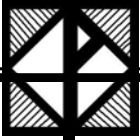
The Township will pursue development in the transition area that provides significant commercial and employment uses for the purpose of achieving a fiscally balanced use mix.

The Township will amend zoning for the transition area that implements its policy of achieving a fiscally balanced use mix.

The Township will support redevelopment projects in the urbanized eastern area that maximize the value of non-residential property in that area.

CHAPTER FIVE

ECONOMIC & COMMERCIAL DEVELOPMENT



Economic & Commercial Development

5. Economic & Commercial Development Planning Themes

5.1. Need for proper utilities, such as water and sewer, to facilitate economic development projects

The eastern urbanized area has adequate public infrastructure to accommodate significant economic development activity. This area is served by regional water and wastewater treatment facilities, as well as having direct access to the regional road network and natural gas lines. In addition to having these public facilities and utilities at hand, this area also includes commercial property that is prime for rehabilitation or redevelopment.

Commercial and employment redevelopment projects should target properties along West Broad Street just west of the I-270 interchange and should focus on providing regional office space and other low-impact employment uses in a mixed-use setting. Some of this space may be dedicated to institutional uses, such as the community center discussed in Chapter 4. This use mix could also include multi-family residential and community-scale retail uses such as supermarkets, hardware stores, variety stores and small discount department

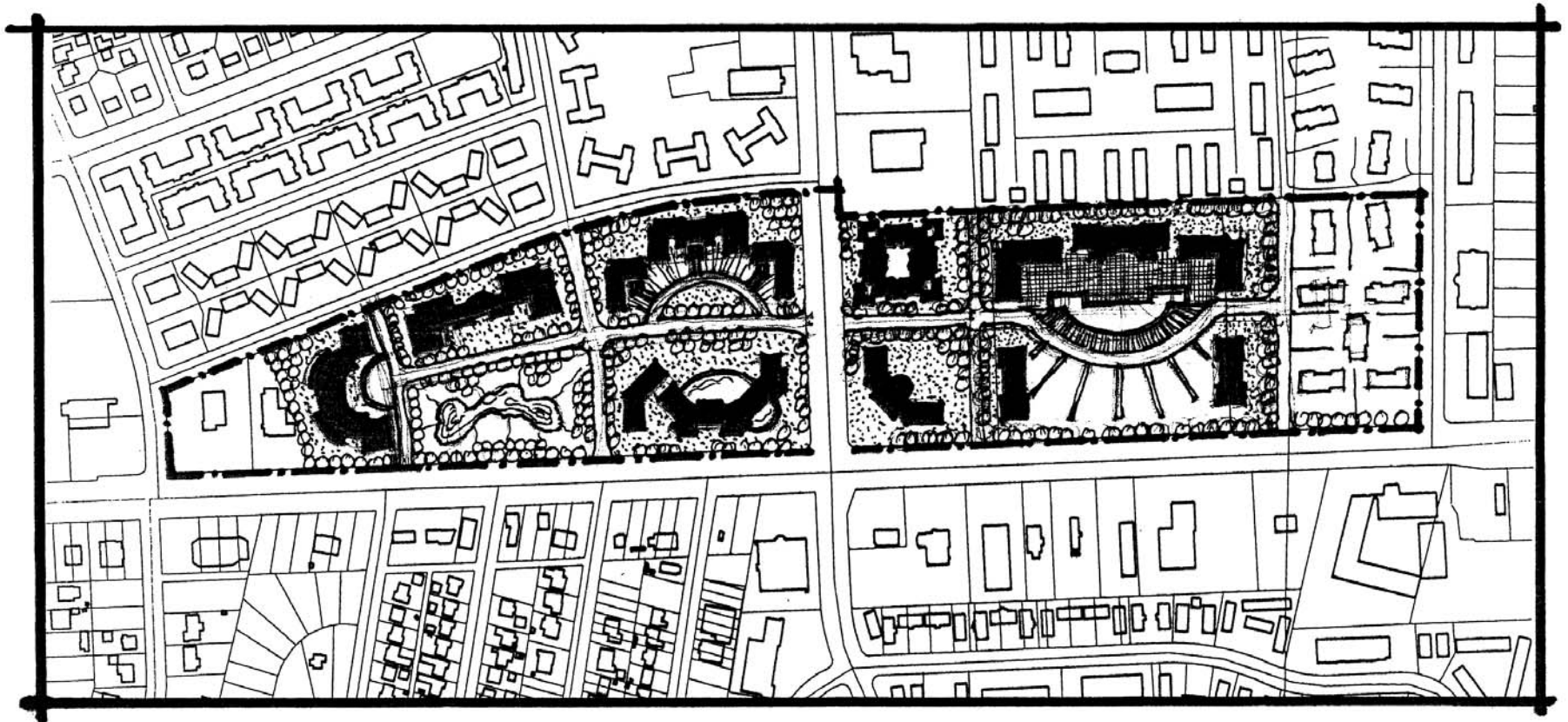
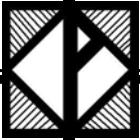
stores. Redevelopment projects should seek to capitalize on opportunities to increase site density and to function as a town center through use of creative design.

Transitional development areas are to develop along the urban fringe, just beyond the Columbus city boundary. Recommendations in Chapter 2 state that this area should develop at an overall residential density of up to one d.u. / acre if served by small scale community wastewater treatment and two to four d.u. / acre if served by regional scale wastewater treatment. Which of these two scenarios plays out will have a lot to say about economic and commercial development potential.

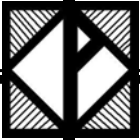
Given a series of community-scale wastewater treatment facilities, the population of this area would be 7,500 to 8,000 and would support two neighborhood-scale centers of about 50,000 square feet. Such centers would include small scale commercial services such as convenience stores, laundries, drug stores, groceries and personal services. These centers would provide for the daily convenience shopping of area residents. Such centers should be located along an arterial road, preferably

5. Economic & Commercial Development Planning Themes

5.1 Need for proper utilities



Conception of Mixed Use Redevelopment in the Eastern Prairie Township Broad Street Corridor between I-270 and Doctor's West Hospital



Economic & Commercial Development

at an intersection with a local or collector road. Appropriate locations in the community-scale service scenario transition area include the intersection of West Broad Street, the intersection of Galloway and Hall Roads and the intersect of Galloway and O'Harra Roads. Smaller scale, freestanding employment uses should also be sought for location next to, or within, these neighborhood centers in order to provide local employment opportunities as well as to improve the tax base.

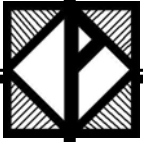
Under this scenario the use of small community wastewater treatment systems would limit the scale of both residential and non-residential development. Just as each residential neighborhood would include a small community wastewater treatment system, each neighborhood center would also include such a wastewater treatment system for its use. Road improvements to serve this level of development would be consistent with the current thoroughfare plan. Natural gas and high speed digital connections should be secured in this area to accommodate such development.

Under the regional services scenario the transition area population would be four times or more that discussed under the

limited growth option. This scale of development would justify two community scale mixed use / retail centers, as well as one or two neighborhood centers. Commercial scale retail centers might include about 200,000 square feet or more of space including supermarkets, hardware stores and small discount department stores. Functionally, these centers could be characterized as serving weekly, as well as daily, shopping needs. These centers should be developed as mixed use nodes that also include low impact employment and some multi-family and/or townhome dwellings. These nodes should include around 200,000 square feet of employment, office and similar non-industrial or light industrial, uses so that there is an approximately even split between retail and employment uses. Community nodes should be located along an arterial roadway, preferably at an intersection with a minor arterial or connector road. Suitable locations would be along West Broad Street and Alton Road and near the Galloway Road / Alkire Road in the Galloway area.

Under this scenario commercial and employment uses would be served by a centralized regional wastewater treatment system along with residential development. This service would permit a

5.1 Need for proper utilities



Economic & Commercial Development

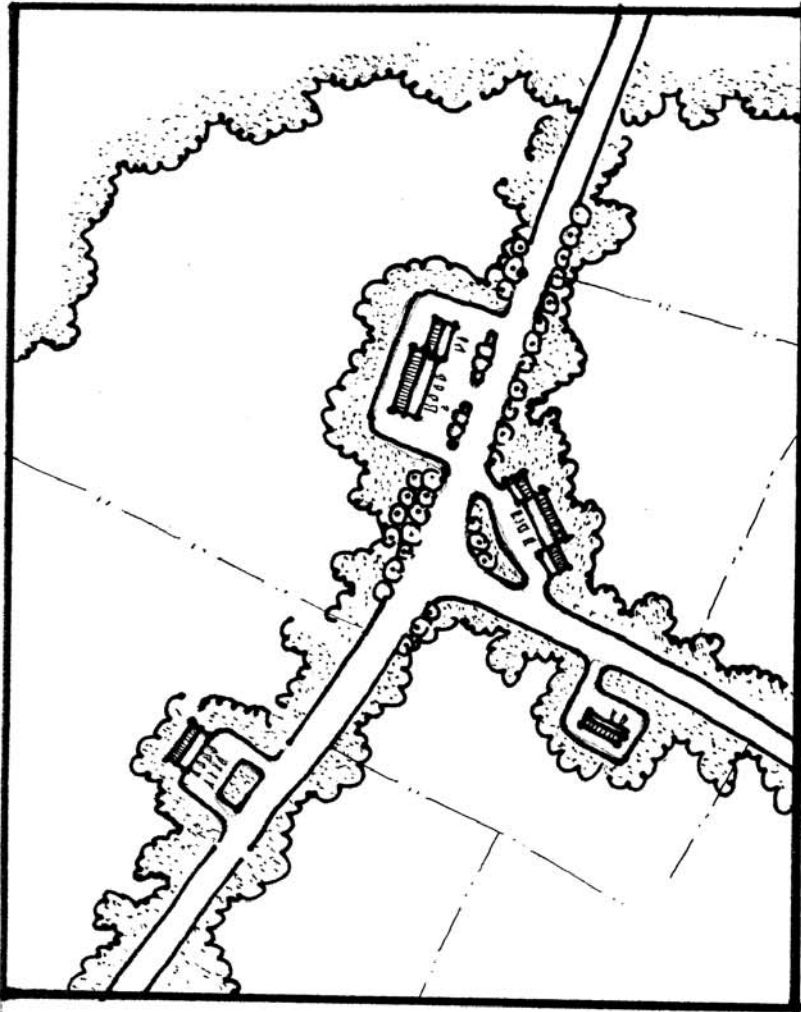
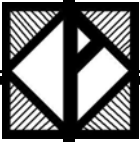
larger scale of residential, retail and employment uses. Natural gas and high speed digital connections should be secured in this area to accommodate such development.

5.2. Encourage redevelopment of vacant retail space. Do not encourage additional retail development given existing retail space vacancies

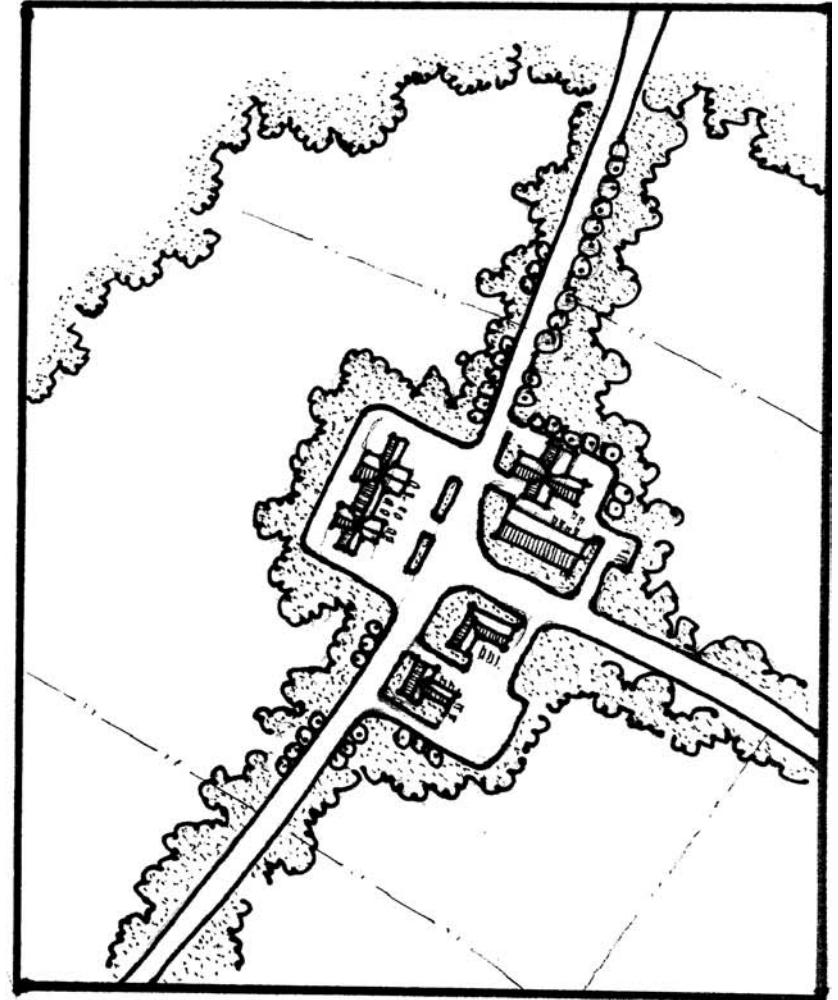
As stated above, retail space vacancies are an issue of concern in Prairie Township. New commercial or employment uses should not crowd out existing facilities. However, realigning the use of these existing commercial spaces, as well as the commercial and employment use mix within the Township, may involve providing some different types of retail as part of the redevelopment and transition area centers described above. This strategy would not be a matter of replacing vacant space with new retail space. Instead it would be aimed at retooling Prairie Township's commercial and employment base to address the type of community demand to be generated within Prairie Township in the future, as well as Township fiscal requirements. The flagship of such a strategy would be a high-density mixed-use node in urbanized eastern Prairie

Township convenient to I-270. Secondary sites would provide appropriate scale retail services and employment opportunities in the developing transition area. As stated elsewhere, regional scale services and corresponding development scales and densities should be the preferred goal.

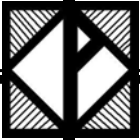
5.2 Encourage redevelopment of vacant retail space



Commercial Strip Development
Discouraged



Nodal Pattern of Commercial
Development - Encouraged

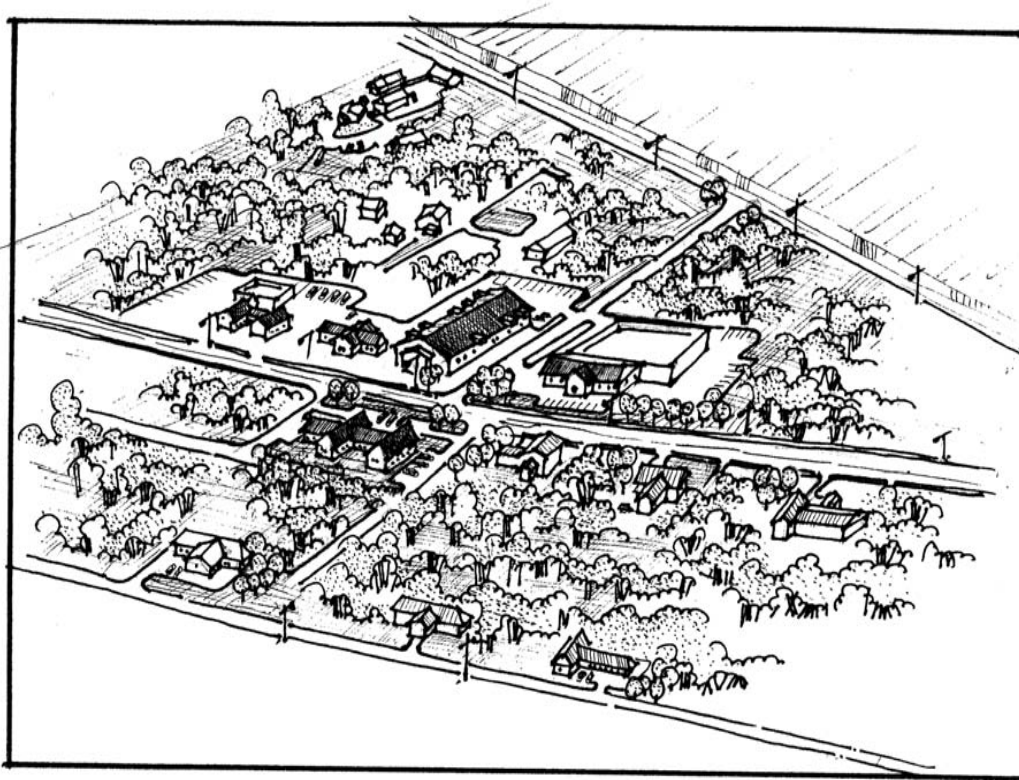


Economic & Commercial Development

5.2 Encourage redevelopment of vacant retail space

1.3 *Proper incentives for economic development*

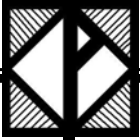
The Township wants to give development incentives to businesses that go the extra mile in meeting the Township's environmental objectives.



Conceptual View of Commercial Area (Note that parking is designed so that it does not dominate the landscape)

In one possible approach, the Township could explore some system where a base floor-area ratio (FAR) is permitted Township-wide for employment uses, along with a minimum open space. As an incentive for providing open space or other desirable special design features, Township zoning could permit increases in the FAR as an incentive. An extension of this system might allow these FAR "credits" to be used at the subject site or traded to another designated neighborhood or community node.

Finally, tax abatements could be limited for use under a system that would target environmentally sound development. Under the target approach, developments exceeding minimum environmental design requirements might qualify for tax abatement. Similarly, redevelopment projects might be considered as targets for tax abatements.



Economic Development Policies

POLICY ED-1

Prairie Township will work toward redevelopment of vacant retail and other underused space to create employment opportunities, which will broaden the tax base. If the opportunity presents itself, the Township will cooperate with private and public entities to use such a project as a catalyst to create a high-density mixed-use node along West Broad Street convenient to I-270.

ACTIONS

The Township will amend its zoning to facilitate mixed-use development at potential redevelopment sites along the West Broad Street Corridor near I-270. These zoning guidelines could be adopted for application to a planned unit development option designed to create a town center.

The Township will form relationships with owners and managers of major commercial properties in the West Broad Street corridor for the purpose of communicating and promoting its redevelopment policy.

The Township will work with state and county development agencies to promote potential redevelopment sites.

POLICY ED 2

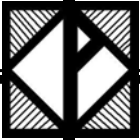
Prairie Township will limit additional retail in this area to a scale that will serve the Township and adjoining areas. In the short term this effort will focus on occupancy of currently vacant sites, but the long-term objective will be coordinated with the town center concept introduced in Policy ED-1.

ACTIONS

The Township will adopt the mixed-use planned unit development guidelines discussed above.

The Township will work with state and county development agencies to locate potential employment uses to replace vacant retail space.

The Township will explore the option of converting some of the vacant retail space to a community center (as per the public facilities recommendations).



POLICY ED-3

Prairie Township will seek to link incentives for environmentally sound retail and employment development in the transition area to its desire to encourage higher density retail and employment development in the eastern urbanized area. This will be done by:

- allowing density credits earned for environmentally sensitive development in the transition area to be used to increase densities of redevelopment projects in the east; and

ACTIONS

The Township will include a density bonus system in its redevelopment planned unit development guidelines that facilitates implementation of the density credit policy. Density credits could be earned for providing extra open space or other designated amenities as part of transition developments.

The Township will amend its zoning to include planned commercial and employment districts with base floor-area ratios and open space requirements that are directed at water quality protection and can be used as a base-line threshold for implementing environmental objectives based on development density.

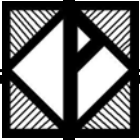
POLICY ED-4

If the transition area develops at a community-scale service density (up to 1 d.u. / acre), Prairie Township will work toward locatation of three neighborhood retail centers, of about 50,000 square feet each, possibly in conjunction with small-scale employment uses, at locations such as:

- the intersection of West Broad Street and Alton Road;
- the intersection of Alton Road and Hall Road;
- the intersection of Galloway and O'Harra Road; and
- other intersections of arterial with local or collector roads.

ACTIONS

The Township should formulate a neighborhood-scale center district option for the purpose of zoning tracts of up to 5 acres (plus additional area if needed for wastewater treatment) for small retail, and possibly employment, centers. These developments should be located according to the general outline contained in this policy, as well as any more specific criteria included in the zoning guidelines. These guidelines should reflect open space and water quality objectives, as well as limitations of community-scale wastewater treatment options.



POLICY ED-5

If the transition area develops at a regional-scale service density (2 or more/ acre), Prairie Township will work to facilitate the location of appropriate community retail / mixed-use centers of about 200,000 square feet in addition to two neighborhood centers, as described above, in this area. While neighborhood centers should be located as recommended above, community centers should be located at locations such as:

- Properly accessible location along West Broad Street between the Hamilton Ditch and Hubbard Road; and,
- near the Galloway Road / Alkire Road / Georgesville Road realignment in the Galloway area

ACTIONS

The Township should formulate a community-scale center district, probably as a planned unit development option, for the purpose of zoning 10 to 20 acre tracts for medium scale retail / mixed-use centers. These developments should be located according to the general outline contained in this policy, as well as any more specific criteria included in the zoning guidelines. These guidelines should reflect open space and water quality objectives included in the zoning guidelines. These guidelines should reflect open space and water quality objectives, as well as limitations of community-scale wastewater treatment options.

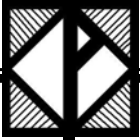
A corridor overlay district will be created covering an appropriate swath of land along West Broad Street between Hamilton Ditch and Hubbard Road. This overlay will include ; urban design guidelines prohibiting strip-style development; signage design guidelines; and access control.

POLICY ED-6

Prairie Township will limit retail development in the transition area to a scale designed to serve the residents of the immediate area. Neighborhood centers will be designed to serve areas no more than one to one mile away, while community center retail, under a regional services scenario, will be designed to serve an area within a ten minute drive.

ACTIONS

The Township will formulate zoning options for neighborhood and / or community scale centers based upon the build-out expectations of the surrounding area.



POLICY ED-7

Prairie Township will encourage development of employment uses, such as office and light industrial, to be developed as part of mixed-use community town centers along with the above referenced retail uses and high density residential uses, under the regional services scenario.

ACTIONS

The Township will include office and other appropriate employment uses, such as light industrial, as options in its community town center zoning guidelines.

POLICY ED-8

In conjunction with Policy E-3, Prairie Township will encourage employment and appropriate retail uses within transition areas, while encouraging environmentally sound development practices through a system of incentives by:

- permitting FAR transfers within the community town centers, as well as to redevelopment sites in the eastern urbanized area;
- targeting tax abatements to environmentally sensitive development projects.

ACTIONS

The Township will formulate zoning guidelines that encourage including open space areas within non-residential development sites that help to meet water quality guidelines.

The Township will formulate zoning guidelines that encourage clustering and other best management practices by providing density credits in exchange meeting environmental objectives. These credits could then be sold or traded to redevelopment sites in the eastern urbanized area.

Work with appropriate agencies and jurisdictions to limit tax abatements to targeted projects, such as appropriate redevelopment projects and environmentally sensitive projects.